INDUSIND BANK LIMITED

FRR Dept, 11th Floor, Tower 1, One Indiabulls Centre, 841, Senapati Bapat Marg, Elphinstone Road, Mumbai 400013

APPENDIX IV [Refer Rule 8(1)]
POSSESSION NOTICE (For immovable property)

Whereas the Authorised Officer of the **IndusInd Bank Ltd,** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued **Demand Notice dated 15-09-2025 calling upon the Borrower Mr. Shrikisan Surajmal (Borrower) and Mr. Prakash Shrikisan Bhutada (Mortgagor and Guarantor) and Mrs. Padma Prakash Bhutada (Guarantor) to repay the amount mentioned in the notice being of Rs. 2,08,09,381.47/- (Rupees Two Crore Eight Lakhs Nine Thousand Three Hundred Eighty-One and Paise Forty Seven Only) as on 31-08-2025** together with further interests from 01-09-2025 plus costs, charges and expenses, etc. thereon within 60 days from the date of the said notices.

The Borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said Rules on this **04th day of December of the year 2025.**

The Borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **IndusInd Bank Ltd. for an amount of Rs. 2,08,09,381.47/- (Rupees Two Crore Eight Lakhs Nine Thousand Three Hundred Eighty-One and Paise Forty Seven Only) as on 31-08-2025** together with further interests from 01-09-2025 plus costs, charges and expenses, etc. thereon.

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

DESCRIPTION OF PROPERTIES

PRIMARY PROPERTY: A. Hypothecation of the entire Movable Fixed Assets of the borrower, both present & future (including plant & machinery) excluding assets exclusively financed by other banks/FIs.

B. Hypothecation of the current assets.

C. All present and future stock in trade consisting of raw materials, finished goods, goods in process of manufacturing and other merchandise, whatsoever, being movable properties, now or anytime in future.

COLLATERAL PROPERTY: Flat No. 08, 09 & 10*, New Nos. 18,19 & 20, adm 1565 sq. ft., CTS No. 231/2, Ashok Chowk, Nachiket Co-operative Housing Society, 2nd Floor, Nana Peth, Pune – 411002.

Dated: 04-12-2025 **Kamal Mishra**
Place: Pune **Sd/- Authorised Officer**
For IndusInd Bank Limited

HERO HOUSING FINANCE LIMITED

Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057 Phone: 011 49267000, Toll Free Number: 1800 212 8800, Email: customer.care@herohfl.com
Website: www.herohousingfinance.com | CIN: U65192DL2016PLC30148
Contact Address: 3rd Floor, 301 to 304 , A-wing, Kapil Tower, Dr Ambedkar Road, Near RTO office, Pune, Maharashtra – 411001.

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)
(As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of the Hero Housing Finance Limited, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notices as mentioned below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice.

The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular and the public, in general, that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said Rules.

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 Hero Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date mentioned below.

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 Obligor(s)/ Legal Heir(s)/Legal Representative(s)	Date of Demand Notice/Amount as per Demand Notice	Date of Possession (Constructive/ Physical)
HHFPMPHOU23000039774	Deepak Ashok Ghate, Pallavi Deepak Ghate	22.09.2025 Rs.2221169/- as on date 12.09.2025	03.12.2025 (Symbolic)
Description of Secured Assets/Immovable Properties: all that piece and parcel of flat No. 102 Area Admeasuring 542 Sq.ft. I.e. 50. 37 Sq. Mtrs. On first floor in the project known as "tuljai niwas" constructed on S. No. 73/1/1/2/1 Situated at Village- Pimpale gurav, taluka- haveli, District- Pwithin the limits of une PCMC Boudries: - Towards East: Property of amruta kashid, Towards West: Property of shri vijay eknath kashid, Towards South: Road, Towards North: Property of shri arun pawar			
HHFBRMLAP24000048909	Haridas Hanumant Shende, Pooja Balu Wagh, Kartik Milk	22.09.2025 Rs.586810/- as on date 12.09.2025	03.12.2025 (Symbolic)
Description of Secured Assets/Immovable Properties: all that piece and parcel of gat No.63/2/B, Malmatta No. 1394 Admeasuring 00 H 21.18 R and construction thereon out of the total admeasuring area 91.51 Sq. Mtrs. I.E. 985 Sq.ft. Situated at vidani, tal. Phaltan, Dist. Satara is bounded as under: Boudries: - Towards East: Road and property of mr. Vasant tatyaba shende, Towards West: Property of mr. Tukaram shivram shende, Towards South: agree land mr. Haridas hanumant shende towards North: Agree Land Mr. Haridas Hanumant shende			
HHFSVNLAP24000049039	Hiwale Balasaheb Vaijinath, Gokula Balasaheb Hiwale	22.09.2025 Rs.1750206/- as on date 12.09.2025	03.12.2025 (Symbolic)
Description of Secured Assets/Immovable Properties: All that piece and parcel of total land area admeasuring 400 Sq. Mtr. Out of this area admeasuring 50 Sq. Mtr. Along with all R.C.C. Construction On Land Bearing SR.No.59.47, Hissa No. 15/4/13, Milkat No. 551 at village narhe, taluka haveli, Dist Pune and the said property is bounded as under: Boudries: - Towards East: Property of mr. Erande, Towards, West: Property of mr. Devram shete in same SR.No., Towards South: Shiv (boundry) of dhayari village, Towards North: Property of mr. Satpute in same SR.No.			
HHFBRMHOU23000031784	Yogesh Bhanudas Bhosale,laxmi Bhanudas Bhosale,rahul Bhanudas Bhosale,bhanudas Chaburao Bhosale	19.09.2025 Rs.1821963/- as on date 12.09.2025	03.12.2025 (Symbolic)
Description of Secured Assets/Immovable Properties: All that piece and parcel of the residential Flat No. 3 bearing its municipal council propoperty No. 13122003270 Area ADMS. 1100.00 Sq. Ft. I.e. 102.23 Sq. Mtrs Situated on 1st floor in building namely "mukti village CO. OP. Housing Society No. 3 Ltd kasaba baramati" constructed on plot No. 26 and 27 out of survey No. 40/3/A/1 (old Survey No. 40/3/+40/1) within the limit of village baramati and Expanded Area of Municipal council baramati tal. Baramati, Dist. Pune Bounded, East: By Pass Road, South: Samarth Avenue Building, West: Showroom, North: Flat No 343			

Date: - 06.12.2025 Place: - Pune, Satara **Sd/- Authorised Officer For Hero Housing Finance Limited**

YES BANK LIMITED

Registered Office : Western Express Highway, Santacruz (E), Mumbai - 400 055
Branch Office : 19th Floor, C Wing, Empire Tower, Reliable Tech Park, Cloud City Campus, Plot No. 31, Thane-Belapur Road, Airoli, Navi Mumbai - 400708

Publication of Notice u/s 13 (2) of the SARFAESI Act.

Notice is hereby given that the under mentioned borrower(s)/ co-borrower(s)/ guarantor(s)/mortgagor(s) who have defaulted in the repayment of principal and interest of the loan facility obtained by them from the Bank and whose loan accounts have been classified as Non-Performing Assets (NPA). The notices were issued to them under Section 13(2) of the Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI Act) calling upon them to repay the amount mentioned in the respective demand notice. In connection with above, notice is hereby given once again to the below mentioned borrower(s)/ co-borrower(s) guarantor(s)/mortgagor(s) by way of this public notice & are hereby called upon to make payment of outstanding amount indicated herein below together with further interest thereon, within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of said 60 days under sub-section (4) of Section 13 of SARFAESI Act.

Details of the Demand Notice/Borrowers/ Mortgaged Property

Sr. No.	Loan A/c No.	Name of Borrowers, Co-Borrowers, Mortgagors & Guarantors	Secured Asset	Date of Sec. 13(2) Notice. / NPA Date	O/s. as per Sec 13(2) Notice
1	AFH00080 0187045	Mohan Vasant Dahibhate (Borrower &/Or Mortgagor) Sangita Vasant Dahibhate (Co-Borrower &/Or Mortgagor)	Flat No A-05, 2nd Floor, A Wing, Sai Ganesh Vihar, Area Admeasuring 945 Sq. Feet I.E. 87.82 Sq. Mtr, Survey No. 8, Hissa No. 01E, Situated At Maouje-Ambegaon Budruk, Pune, Maharashtra, 411046	20-11-2025 / 13-11-2025	Rs. 27,78,184/-
2	AFH00080 0250972	Dilip Anand Naikade (Borrower &/Or Mortgagor) Deepak Naikade (Co-Borrower &/Or Mortgagor)	Plot No.C-13, First City, Village- Kharpude Khurd, Area Admeasuring 205.85 Sq. Mtr,Gat No.64,232,233,234,235,239, 240, 241,244,247, Taluka- Khed, District-Pune, Maharashtra, 410507	20-11-2025 / 13-11-2025	Rs. 10,85,089/-
3	AFH00080 0386510	Manisha Hiraman Daundkar (Borrower &/Or Mortgagor) Hiraman Janardhan Duandkar (Co-Borrower &/Or Mortgagor)	Flat No 110, Building No.5, Projet Namely "Atulya",Area Admeasuring 31.58 Sq. Mtr, Gat No. 405, Village-Jambhul Taluka-Mawal, Pune, Maharashtra, 412106	20-11-2025 / 13-11-2025	Rs. 12,71,430/-
4	AFH00080 0479943	Dhirendra Kharat (Borrower &/Or Mortgagor) Deepa Dhirendra Kharat (Co-Borrower &/Or Mortgagor)	Flat No.108, 1st Floor, Building-E Hercules, Project Namely "Nakshatra" Gat No 690 Koregaon Bhima,Area Admeasuring 45.90 Sq. Mtr, Taluka-Shirur, District-Pune, Maharashtra, 412216	20-11-2025 / 31-10-2025	Rs. 11,45,616/-
5	AFH00080 0693255	Vishal Rambhau Warghade (Borrower &/Or Mortgagor) Lata Datta Raut (Co-Borrower &/Or Mortgagor)	Flat No 03, 1st Floor, in the scheme known as "Mauli Kunj Co-Op Hsg Society Ltd, Survey No. 41b, /2 Jadhav Nagar, Village-Wadgaon Budruk, Taluka- Haveli, Pune, Maharashtra, 411041	20-11-2025 / 07-11-2025	Rs. 21,95,509/-
6	AFH00080 0907701	Akash Laxman Kakade (Borrower &/Or Mortgagor) Jayesh Laxman Kakade (Co-Borrower &/Or Mortgagor)	Flat No 304, 3rd Floor Gokul Heights,City Survey No. 621,622,623 & 625 Near Rural Hospital,Area Admeasuring 31.58 Sq. Mtr, Saswad, Pune, Maharashtra, 412301	20-11-2025 / 13-11-2025	Rs. 18,46,816/-
7	AFH00080 1341618	Swapanil Parashuram Satapute (Borrower &/Or Mortgagor) Vaishali Pashuram Satapute (Co-Borrower) Vinod Balu Fadatare (Co-Borrower)	Flat No B 902, 9 Floor, Building Known As Pristine Prosperia, Part 1 Wing- B, Chikhali, Area Admeasuring 45.20 Sq. Mtr, Gat No 1040, 1054 To 1058, Pune, Maharashtra, 411062	20-11-2025 / 02-11-2025	Rs. 36,40,587/-
8	AFH00080 1371137	Pratiksha Lalasaheb Ware (Borrower &/Or Mortgagor) Mangesh Rangnath Bhandare (Co-Borrower &/Or Mortgagor)	Flat No 401, 4th Floor, D-Wing, Ashray Gat No 1304, Area Admeasuring 62.70 Sq. Mtr, Village-vadhu Budruk, Shirur Pune, Maharashtra, 412216	20-11-2025 / 13-11-2025	Rs. 16,55,137/-
9	AFH00080 1957631	Sudhir Dagdu Fulware (Borrower &/Or Mortgagor) Pratik Sudhir Phulavare (Co-Borrower &/Or Mortgagor)	Flat No.A-1209, 12th Floor, Gate No. 1382, "Sara Kasturi", Ranubai Mala, Chakan Talegaon Road, Chakan, Pune, Maharashtra, 410501	20-11-2025 / 13-11-2025	Rs. 13,48,409/-
10	AFH04900 1780716	Dnyaneshwar Chandrakant Malve (Borrower &/Or Mortgagor) Madhuri Dilip Adapure (Co-Borrower &/Or Mortgagor)	Flat No.A-102, 1st Floor, On The Project Namely" Sai Village", Which Is Situated At Sai Harikrupa Gruhnirman , Area Admeasuring 39.55 Sq. Mtrs, Gat No 295, Pune Solapur Highway Yawat, Taluka-Daund, District-Pune, M.H. 412214	20-11-2025 / 13-11-2025	Rs. 13,04,700/-
11	MIC00080 1284748	Nikhil Anil Badhale (Borrower &/Or Mortgagor) Shital Kailasa Raut (Co-Borrower) Nilesh Anil Badhale (Co-Borrower &/Or Mortgagor)	Shop No 02, Ground Floor, Vinayak Plaza, Plot No 01 Survey No 106/1, Plot No.1, Area Admeasuring 9.20 Sq. Mtr, Vadgaon, Taluka- Maval, Pune 410507	20-11-2025 / 13-11-2025	Rs. 12,45,835/-

Further, this is to bring to your attention that under Sec.13(8) of SARFAESI Act, where the amount of dues of the secured creditor together with all costs, charges and expenses incurred by secured creditor is tendered to the secured creditor at any time before the date of publication of notice for the public auction/ tender/ private treaty, the secured asset shall not be sold or transferred and no further steps shall be taken for transfer or sale of that secured asset.

Date : 06.12.2025 **Sd/- Authorized Officer**
Place : MAHARASHTRA **YES Bank Limited**

NOTICE FOR LOSS OF SHARE CERTIFICATES

NOTICE is hereby given that the following Certificate (s) for **500** Equity Shares of **THERMAX LIMITED** standing in the name (s) of **HARISH P MODH & PRAVIN N MODH** has / have been lost or mislaid and the undersigned has / have applied to the company to issue duplicate Certificate (s) for the said shares.

Folio No.	No. of securities held	Security Certificate No.	Distinctive Nos From	Distinctive Nos To	Face Value
TSE0027905	500	101743	81805676	81806175	Rs. 2/-
Total	**500**				

Any person who has any claim in respect of the said shares should write to our registrar, **KFIN TECHNOLOGIES LIMITED.** Selenium Tower B, Plot 31-32, Gachibowli, Financial District, Hyderabad – 500 032 within one month from this date else the company will proceed to issue duplicate Certificate (s).

Date: 05.12.2025 Name (s) of shareholder(s)
Place: Pune **HARISH P MODH & PRAVIN N MODH**

Motilal Oswal Home Finance Limited

Corporate Office : Motilal Oswal Tower, Rahimtullah Sayani Road, Opposite ST Depot, Prabhadevi, Mumbai-400025. **Email :- hfquery@motilaloswal.com. CIN Number :- U65923MH2013PLC248741**

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)

(Under Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

Whereas the undersigned being the authorized officer of **Motilal Oswal Home Finance Limited, (Formally known as Aspire Home Finance Corporation Ltd),** under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice.

The following borrowers having failed to repay the amount, notice is hereby given to the following borrowers and the public in general that undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned hereunder.

Sl. No.	Loan Agreement No. / Name of the Borrower/Co-Borrowers/ Guarantors	Date of Demand Notice & Outstanding	Date of Possession Taken	Description of the Immovable Property All that part and parcel of proprty consiting of
1.	LXKOL00217-180069100 Borrower:- ASHOK VITTHAL DABADE Co-Borrower:- VITTHAL BABU DABADE	10-09-2025 for Rs. 7,45,211/-	03-12-2025	Milkat No. 656 C.S.No.10, Area Ad Measuring 1529 Sq.Ft., Matung Samaj Near Vatthar Bus Stand Vatthar Hatkanangle Kolhapur 416112 Karvir Kolhapur Maharashtra.
2.	LXKOL00316-170046510 / LXMOHOF5524-250784402 Borrower:- VISHWAS MADHUKAR SHIROLE Co-Borrower:- NITIN MADHUKAR SHIROLE	10-09-2025 for Rs. 824966/-	04-12-2025	Milkat No 45/1 Mali Gali At Shiroli Dumala Karveer Kolhapur 0 0 416001 Karvir Kolhapur Maharashtra
3.	LXCHA00116-170039731 Borrower:- SHREEDHARARAO BHIKSHAM KARRA	07-12-2020 for Rs. 13,13,973/-	01-12-2025	Flat No - 1, Ground Floor, Irshad Heights, Cts No/ 464, Pimple Gurav, Pune, Maharashtra - 411033

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 **Motilal Oswal Home Finance Limited** for an amount mentioned herein above and interest thereon.

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

Place: PUNE **Sd/-Authorized Officer**
Date : 06.12.2025 **Motilal Oswal Home Finance Limited**

Intec Capital Limited

708, Manjusha Building, 57 Nehru Place, New Delhi-110019

E-AUCTION SALE NOTICE

[Under Rule 8(6) of the Security Interest Enforcement Rules 2002]

E-Auction sale notice for sale of immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002").

Notice is hereby given to the public in general and in particular to the borrower(s),co-borrowers and the guarantors in particular by the Authorised Officer, that the under mentioned property is mortgaged to Intec Capital Limited. The Authorised Officer of the Company has taken the possession under the provision of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The property will be sold by tender cum public E-auction as mentioned below for recovery of under mentioned dues and further interest, charges and cost etc. as per the below details:-

The property will be sold **"As is where is" ,"As is what is"and "Whatever there is"** for the recovery **Rs. 40,38,888- (Rupees Forty Lakh Thirty Eight Thousand Eight Hundred Eighty Eight Only)** as on **30.11.2025** with further interest thereon till payment/realization which please note.

S. No.	Name of the Borrower and Guarantor	Details of Mortgage Property	1. Reserve Price/ 2. Earnest Money Deposit (EMD)/ 3. Bid Increase Amount	Type of Possession
1.	Rekha Control Systems And Projects, Seedram Dhondiba Bhosale, Ashwiinii Seedram Dhondiba Bhosale	Flat No. 303, 3rd Floor, "Krishna Residency", Sr. No. 32/1, Narhe , Tal. Haveli, Dist. Pune - 411041	1) 39,93,600/- 2) 4,00,000/- 3) 25,000/	Symbolic

Inspection Date and Time: of all properties from **22-12-2025 to 27-12-2025 between 11:00am to 04:00 pm** contact to **Mr. Ashok Kumar on 7290954964 between 11:00am to 6:00 pm.**

Date and time of submission of EMD on or before **08-01-2026 upto 5:00pm**, with request letter of participation KYC, Pan Card, Proof of EMD at **dinesh.negi@inteccapital.com**, **nodalofficer.north@inteccapital.com**, Contact No. 011-46522315.

Date and Time of E-Auction- 09-01-2026 between 12:00 pm to 02:00 pm.

The intending purchasers/bidders are required to deposit EMD amount by way of Demand Draft only favouring **Intec Capital Limited.**

TERMS AND CONDITIONS OF THE E-AUCTION

1. **Contact Mithalesh Kumar** - 7080804466, **mithalesh.kumar@c1india.com** and **delhi@c1india.com** at their web https://www.bankeauctions.com on the dates as mentioned in the table above with unlimited Extension of 5 minutes. Bidders are advised to check detailed terms and conditions of auction sale before submitting their bids refer to the link **https://www.bankeauctions.com**
2. The interested bidders are required to register themselves with the portal and obtain login ID and password well in advance, which is mandatory for e-bidding, from auction service provider (C1 INDIA) prospective bidders may avail online training on e-auction from their registered mobile number only.
3. Online E-auction participation is mandatory in the auction process by making application in prescribed format which is available along-with the offer/tender document on the website.

Date : 05-12-2025 **Sd/-**
Place : Delhi **Authorized Officer**
Intec Capital Limited

यूनियन बैंक ऑफ इंडिया Union Bank of India

भारत सरकार का उपक्रम A Government of India Undertaking

Regional Office: Shop No. 201 & 202, Stellar Enclave, Aundh, Pune - 411 007.

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

15 DAYS 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 PROVISON 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 possession of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor) will be sold on **"AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS"** on **30.12.2025 in between 12.00 Noon to 5.00 PM,** for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below. For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. **www.unionbankofindia.bank.in**. The under mentioned properties will be sold by Online E-Auction through website **https://baanknet.com** on **30.12.2025** for recovery of respective amounts plus interest and other expenses in the respective borrower's accounts

Online E-Auction through website https://baanknet.com

Date & Time of Auction: 30.12.2025 at 12.00 Noon to 05.00 PM

Sr No.	Name of Account holder	Description of property	Reserve Price, EMD & Incremental Bid	Encumbrance & Possession	Amount Due as on Date of NPA	Branch Name & Manager 's Contact No. & A/c details. Inspection date and time
1	Mr. Vishal Vishnupant Padawale Mr. Sushant Vijaykumar Patil	Flat No. 303, on 3rd Floor, in the Building B, Scheme known as "AAYUSH PARK COMPLEX", situated at S.No.32/2/1, 32/2/6, 32/2/5, near D. Y Patil Institute of Management and Enterprenure, Varale, Taluka Maval, Pune 410507	Rs. 15,11,000.00 Rs. 1,51,100.00 Rs. 15,110.00	Not known to AO Physical Possession	Rs. 7,34,144.19 as on 30.09.2025 plus further interest and charges thereon from 01.10.2025 and charges	A/c No:583901980050000 IFSC UBIN0558397 UNION BANK OF INDIA Talegaon Dabhade Mr. Sachin Verma 775500778 Mr. Ashish Kumar 901517772 23.12.2025 from 15.00 pm to 17.00pm
2	Archana Anant Chavan & Ananat Balkrishna Chavan	Flat No. C-705, 427 carpet area and adjacent terrace adm 54 sq ft on 7th Floor, C Wing, Phase II, Apla Ghar, Chakan constructed on land property Gat no 407, Hissa no 1,and Gat no 409, Hissa No. 4, Village Nanekarwadi, Taluka Khed, Pune	Rs. 18,80,500.00 Rs. 1,88,050.00 Rs. 18,805.00	Not known to AO Physical Possession	Rs. 18,60,445.7 (Rupees Eighteen Lacs sixty Thousand four Hundred forty fivr and Paisa Seventy only) as on 30.09.2025 plus further interest thereon w.e.f 01.10.2025 at applicable rate of interest, cost and charges till date.	A/C no: 705701980050000 IFSC UBIN0570575 CHAKAN BRANCH Mr. Pawan Shukla 9324168353 Mr. Dattatray Tawale 95949 84223 23.12.2025 from 15.00 pm to 17.00 pm
3	M/s. Shakti Lifestyle (Prop) Mr. Sagar Jiyalal Gadrel & Mr. Jiyalal Gorelal Gadrel	Flat No. 3, area adm 22.66 sq. mtrs., Gr Floor, Suvarnakar Bhushan Building, CTS No. 1258, New House Milkat No. 1130/2(Old Milkat No. 504), S No. 19A/36(Old S No. 19A/2B/1B/6), Alandi Devachi, Taluka Khed, Pune - 412105	Rs. 6,46,000.00 Rs. 64,600.00 Rs. 6,460.00	Not known to AO Dm Order received	Rs. 5,72,625 as on 30.06.2025 plus applicable rate of interest, cost and charges till date.	A/C no: 587801980050000 IFSC UBIN0558788 ALANDI BRANCH Mr. Sanjeev Kumar 7979050694 Mr. Ankit Mahajan 9503415661 23.12.2025 from 15.00 pm to 17.00 pm
4	Gopichand Vinayakrao Dhande Neha Gopichand Dhande	Flat No. 101, 1st floor, Adm 376.49 sq ft i.e. 34.99 sq mtrs (Carpet) i.e. equivalent to 451.79 sq ft i.e. 41.98 sq mtrs (built up) along with attached terrace adm 50.89 sq ft i.e. 4.73 sq mtrs (carpet) equivalent to 61.06 sq ft i.e. 5.67 sq mtrs (Built up) in "AUM Apartment" Shiva Palace-3, Gat No.841/2, 843/3 (oldt Gat NO.842/2 & 844/2) Plot No. 26 & 27, Wagholi, Pune	Rs. 22,80,550.00 Rs. 2,28,055.00 Rs. 22,805.50	Not known to AO Physical Possession	Rs. 17,60,779.4 as on 30.09.2025 further interest and charges thereon from 01.10.2025 and charges	A/C no: 541301980050000 IFSC: UBIN0554138 Aundh Branch Mrs. Punam Sahoo 7304139463 Mr. Mayur Malokar 8421183813 23.12.2025 from 15.00 to 17.00 pm
5	Santosh Mahadeo Jamdade & Sanjay Krishna Itape	Flat No. 203, First Floor, Indryani Apartment Plot No 59 And 60 S No 18 +19/2/1+19/2/2+21/2/1+22/1+21/2/2 +22/2, Mauje Vadgaon Dist Pune Maharashtra. (Area: 573.18 Sq. Ft.)	Rs. 19,50,000.00 Rs. 1,95,000.00	Not known to AO Physical possession	Rs. 14,39,844.62 as on 30.06.2025 with further interest thereon & further cost and expenses till date	A/c No:583901980050000 IFSC UBIN0558397 UNION BANK OF INDIA Talegaon Dabhade Mr. Rajan Thakur 9860540910 Mr. Ashish Kumar 9015177772 23.12.2025 from 15.00 pm to 17.00pm
6	Subhas Yamanaji Talekar	Flat No. A1-403, 4th Floor, Sai Nivara, Near Shivdhan Plaza, Rajgurunagar, Khed, Pune B Up Area 51.11 Sqm.pin 410506	Rs. 9,49,500.00.00 Rs. 94,950.00	Not known to AO Physical possession	Rs. 13,58,050.46 As on 30.06.2025 with further interest thereon & further cost and expenses till date	A/C no: 705701980050000 IFSC UBIN0570575 CHAKAN BRANCH Mr. Pawan Kumar Shukla 9324168353 Mr. Dattatray Tawale 95949 84223 23.12.2025 from 15.00 pm to 17.00 pm

Bidders are requested to visit the Bank's website **www.unionbankofindia.bank.in** for detailed terms & conditions of E-Auction and other details before submitting their Bids for taking part in the E-Auction. Bidders may also visit the website **https://baanknet.com** Portal. The intending bidders must have valid e-mail ID to participate in on-line Auction. The terms and conditions of sale shall be strictly as per the provisions of The Security Interest (Enforcement) Rules, 2002

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8 (6) / RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

This may also be treated as notice under Rule 8 (6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction Sale on the above mentioned date. For detailed terms and condition of the sale, please refer to the link provided i.e **www.unionbankofindia.bank.in** or **https://baanknet.com**

Date : 05.12.2025 **Sd/-**
Place: Pune **Authorised Officer, Union Bank of India**

AAVAS FINANCIERS LIMITED

(CIN:L65922RJ2011PLCO34297) **Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020**

SAPNE AAPKE SAATH HAMAARA

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	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.
SHOBHA SHRIRANG CHANDE, MR. DATTATRAY VISHWANATH LAKADE,MRS. SHUBHASHREE SUNNY HANDAL,MR. SUNNY KUNDALIK HANDAL **(AC NO.) LNPUN00619-200129530 & LNPUN09422-230236156**	Rs. 24,02,319.00/- & Rs. 16,60,641.00/- DUES AS ON 05 DEC 2025	6 APR 23 Rs. 1896351/- & Rs. 1336445/- DUES AS ON 5 APR 23	27 SEP 24	LAND BEARING PLOT NO 22, SR NO 43 HISSA NO. 1+2/2/1/23 VILLAGE KHARADI, HAVELI, PUNE, MAHARASHTRA **ADMEASURING 209 SQ. MTRS**	Rs. 9000000/-	Rs. 900000/-	11.00 AM TO 01.00 PM 22 DEC 2025	OFFICE NO.201, ATHARVA PLAZA, 2ND FLOOR, PUNE SATARA ROAD, DHANKAWADI, PUNE-411043, 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 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, IInd 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 days notice under Rule 9(1)/8(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing duesare not repaid in full.

Place : MAHARASHTRA **Date : 06-12-2025** **Authorised Officer Aavas Financiers Limited**

Home First Finance Company India Limited

CIN: L65990MH2010PLC240703,
Website: homefirstindia.com
Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

DEMAND NOTICE U/s 13(2)

You the below mentioned borrower has availed loan by mortgaging the schedule mentioned property and you the below mention has stood as borrower/co- borrower guarantor for the loan agreement. Consequent to the defaults committed by you, your loan account has been classified as non- performing asset on **04-12-2025** under the provisions of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short SARFAESI Act). We Home First Finance Company India Limited have issued Demand Notice u/s 13(2) read with section 13(13) of the SARFAESI Act to the address furnished by you. The said notices are issued as on **04-12-2025** and these notices state that you have committed default in payment of the various loans sanctioned to you. Therefore, the present publication carried out to serve the notice as the provision of Section 13(2) of SARFAESI Act and in terms of provision to the rule 3(1) of the Security Interest (Enforcement) Rules, 2002:

Sr. No.	Name and Address of the Account, Borrower(s) & Guarantor(s)	Details of the security to be enforced	Total Outstanding as on date of Demand Notice plus further interest and other expenses (in Rs.)
1.	Asif Hamid Shaikh,Heena Imtiyaz Shaikh,	Flat-403,Gurukrupa Park Wing A,sr no 127/2/2 near SNBP school, Manjari BK, Pune,Maharashtra-412307. Bounded By : East by - Sanjeev Bhosale's property and Survey Number 128, West by - Sunil Bhosale's property and Survey Number 126, South by - Road and Sagar Bhadarke's property, North by - Mangesh Tupe's property from Survey Number 127.	2,104,605
2.	vijay dadasaheb jagdale, Sandhya vijay Jagdale,	Flat-Varad residency, A wing , third floor, flat no T-4, kodoli, satara, tal - satara, district-satara,Satara,Maharashtra-415004. Bounded By : East by - Remaining Area out of Survey no. 333/1B, West by - Remaining Area out of Survey no. 333/1B