FINANCIAL EXPRESS

Loan No. Name of the Borrower/ Co- Borrower/Guarantor/Legal heirs(A)

HOU/PM/0219/650914 Vinay Vilas Khandzode / Shyambala Vinay Khandzode, B.O.: PIMPRI CHINCHWAD

HOU/PUN/0618/539800 Nilesh Ramdas Gajre / Charushila Nilesh Gajre, B.O. : PUNE

HOU/KNDW/1118/606785

Sandesh R Navandar / Swatt Sandesh Navandar / Om Saideep Creation And Agencies, B.O.: KONDHWA

NHL/WRJE/0319/658709

Shuddhodhan Jamdeo Gawai / Seema Shuddhodhan Gawai, B.O. : WARJE

HOU/PUN/0921/916208 Amit

Anil Bodas / Anuja Amit Bodas / Aqualift Engineers And

Solutions Pvt Ltd, B.O.: PUNE

HOU/PM/0419/681701 Sandeep

Tukaram Bhalekar / Nirmala Tukaram Bhalekar, B.O.: PIMPRI CHINCHWAD

HOU/KRDI/0522/995047 M

Ratanjeet / Akanksha Soni, B.O.: KHARADI

Rules, 2002

Ratan Bandwal / Varsha Ratan 23.14 & 13-Bandwal, B.O. : PUNE 11-2024

Rs. 2704775.55 & 16-10-2024

Rs. 64583 3.93 & 17-06-2024

Rs. 2398647.01

& 13-11-2024

Rs. 12142202.9

Rs. 2349715.76 & 04-21-23

Rs. 37226 04.99 & 08-10-2024

DATE :- 13.09.2025

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Physical

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

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortagors	Dues As on	Date & Amount of 13(2)Demand Notice	Date of Poss- ession	Description of Property	Reserve Price For Property	l For	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. 22,89,479.00/- & Rs. 15,79,879.00/- DUES AS ON 12 SEP 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/-	AM TO 1.00 PM	OFFICE NO.201, ATHARVA PLAZA, 2ND FLOOR, PUNE SATARA ROAD, DHANKAWADI, PUNE- 411043,MAHARAS HTRA-INDIA

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribing "Tender Offer for name of the property "on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED The Inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit mmediately 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 Pushpendra Meena - 9875896876 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(1)/8(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender interse bidding sale on the above mentioned date. The property will be sold, if their out standing duesare not repaid in full.

Place: Jaipur Date: 15-09-2025 **Authorised Officer Aavas Financiers Limited**

B.O. PUNE:5A,B,C,D,FifthFloor,SheerangHouse,Opp.JangliMaharajTemple,JMRoad,ShivajiNagar,Pune,Maharashtra-411005, B.O. PimpriChinchwad: OfficeNo.302,3rdFloor, Gheewalacomplex, Station Road, Chinchwad, Pune, Maharashtra-411019, B.O. KHARDI: Third Floor, Ganlaxmi Complex, Surveyno. 08, Hadapsar Kharadi Bypass Road, Kharadi, Pune, Maharashtra-411014, B.O.KONDHWA:560, Fifth Floor, Marvel Vista, S. no599A = 598 + 593A, Sahney Sujan Park, Lulla Nagar, Pune, Maharashtra-411040, B.O. WARJE:12, Spandhan,

SurveyNo.117/1,PopularNagar,Warje,Pune,Maharashtra-411052

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of M/s PNB Housing Finance Limited/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/mortgagor(s)/since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.

Description of the

Properties mortgaged (D)

Building A,5th floor, 501, Tanish Platinum, S no 169/1/1 charoli, bk tal khed dist, pune 412105, Pune, MAHARASHTRA-412105,India.

OPP, VOLKSVAGON PLANT CHAKAN, MIDC PHASE III, NIGHOJE, PUNE, MAHARASHTRA, INDIA-410501

SHOP NO L-07 LOWER GROUND FLOOR SINGL BUILDING KIMAYA SPACES S. NO. 24/1A/1/3: 24/1A/1/1/13, 24/1A/1/11, BOPKH, BOPKHEL IKALAS 2UNE 411031, PUNE, MAHARASHTRA, INDIA-411031

Tat No 8-701, Building 2 B Wing,07th Floor Nakashtra Angan Gat No 299 P 3D1 (p) 302 (p)urawade Pune, Maharashtra-412115 Pune India.

Single Building 8th Floor,804.Sanskar Samruddhi "S. io. 116/2 (P), Old S. No. 918/2,Village Chovisawadi, aluka Haveli, Dist. Pune - 411039, Maharashtra-India.

Flat No 710, 7th Floor, Building G. 38 Park Majestique Phase II Co Operative Housing Society Ltd., Undari, Pune, Maharashtra, India, 411060

*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed

information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be calered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.) As on date, there is no order restraining and/or court injunction PNBHFL the authorized Officer of PNBHFL from selling, alterating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. (3.) Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the anount of sale price, (inclusive of camest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale confirmation letter and in default of such deposit, the authorized officer shall be resold as per the provisions of Sarfaesi Act, (4.) M/s C1 lades from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act, (4.) M/s C1 lades from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the pr

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE 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)

Rs. Rs. 2,635,0 263,50

Rs. Rs. 2,939,0 293,90

1,290,0 129,00

Rs. Rs. 2,114,0 211,40

2,687,0 268,70

Rs. 1,442,0

Rs. 144,20

Rs. 85,300

29-09-25

29-09-25

29-09-25

29-09-25

Rs. 853,000

Rs. 10,000

Rs. 10,000

10,000

10,000

Rs. 10,000

10,000

Rs. 10,000

Rs. 10,000

to 03:00PM

KNOWN

KNOWN

19-09-2025 12:00pm to Between 2PM 04:00pm to 03:00PM

12 00pm to Between 2PM 04:00pm to 03:00PM

12:00pm to Between 2PM 04:00pm to 03:00PM

30-09-202

to 03:00PM

Reg. Off.:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Deihi-110001, Phones:-011-23357171, 23357172, 23705414, Web:-www.pnbh

FORM A **PUBLIC ANNOUNCEMENT**

(Regulation 14 of the Insolvency and Bankruptcy Board of India (Voluntary Liquidation Process) Regulations, 2017)

FOR THE ATTENTION OF THE STAKEHOLDERS OF GRAU INDIA BRAKE PRODUCTS PRIVATE LIMITED.

	RELEVANT PARTICULARS							
1	Name of Corporate Person	Grau India Brake Products Private Limit						
2	Date of Incorporation of Corporate Person	14/03/2019						
3	Authority under which corporate person is incorporated/ registered	ROC, Pune						
4	Corporate Identity Number / Limited	U34100PN2019FTC182798						

Liquidation Commencement Date of Corporate Person

Principal office (if any) of Corporate

11th September, 2025 Mr. Pranav Damania Name, address, email address, IBBI/IPA-001/IP-P00079/2017-18/10164 telephone number and the Address: - 407, Sanjar Enclave, Opposite egistration number of the Liquidator Milap Cinema, S.V Road, Kandivali West, Mumbai - 400067 Email Id :- pranav@winadvisors.co.in Contact No : +91 98204 69825 8 Last date for submission of claims October 11th . 2025

Address of the Registered Office and FL-101, Building K/1, Empire Estate Premier

411019

City, Chinchwad, Pune, Maharashtra, India,

Notice is hereby given that the Grau India Brake Products Private Limited has commenced voluntary liquidation on September 11th, 2025.

The stakeholders of Grau India Brake Products Private Limited are hereby called upon to submit a proof of their claims, on or before October 11th, 2025, to the liquidator at the address mentioned against item 7.

The financial creditors shall submit their proof of claims by electronic means only. All other stakeholders may submit the proof of claims in person, by post or by electronic means. Submission of false or misleading proofs of claim shall attract penalties.

Pranav J. Damania

Liquidator in the matter of Grau India Brake Products Private Limited. Reg. No.: IBBI/IPA-001/IP-P00079/2017-18/10164 Authorisation for Assignment ("AFA"): AA1/10164/02/311225/108058 AFA Validity: December 31, 2025

Date: 15-09-2025 Place: Mumba

Yatra Online Limited

Registered Office: 1st Floor, Iconic Building, Urmi Estate, 95, Ganpatrao Kadam Marg, Lower Parel (West), Mumbai, Maharashtra, India - 400013 CIN: L63040MH2005PLC158404, WEBSITE: www.vatra.com. EMAIL ID: Investors@yatra.com, TEL: +91 124 4591700; +91 22 44357700

Form No. INC-26

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

Regional 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

In the matter of Yatra Online Limited (CIN: L63040MH2005PLC158404) having its registered office at 1st Floor, Iconic Building, Urmi Estate, 95, Ganpatrao Kadam Marg, Lower Parel (West), Mumbai - 400013, Maharashtra.

......Applicant Company/Petitioner

Notice is hereby given to the General Public that the Applicant Company proposes to make an application to the Central Government under section 13(4) 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 through Postal Ballot on July 03, 2025 to enable the Applicant Company to change its Registered Office from the "State of Maharashtra" to "National Capital Territory (NCT) of Delhi".

Any person whose interest is likely to be affected by the proposed change of the registered office of the Applicant Company may deliver/submit 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/speed 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, Ministry of Corporate Affairs, at the address Everest 5th Floor, 100 Marine Drive, Mumbai-400002, Maharashtra within fourteen (14) days of the date of publication of this notice with a copy to the Applicant Company at its registered office at the address mentioned below:

1st Floor, Iconic Building, Urmi Estate, 95, Ganpatrao Kadam Marg, Lower Parel (West) Mumbai - 400013, Maharashtra.

> For and on behalf of Yatra Online Limited

Date: 15.09.2025 Place: Gurugram

Darpan Batra Company Secretary and Compliance Officer M. No. A15719



Home First Finance Company India Limited

SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

CIN: L65990MH2010PLC240703,

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

APPENDIX- IV-A [See proviso to rule 8 (6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Security Interest (Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement)

Notice is hereby given to the public in general and in particular to the Borrower (s) and Co-Borrower (s) as per column (ii) that the below described immovable properties as per column (iii) mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Home First Finance Company India Limited for realization of its dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(2) of the said Act proposes to realize dues by sale of the said property/ies and it will be sold on "As is where is", "As is what is", and "Whatever there is" as described hereunder. The auction will be conducted "On Line", for

Sr. No.	Name Borrower (s) and Co-Borrower (s)	PROPERTY ADDRESS			Demand Notice Amount	Date of Possession	Market Value	EMD Amoun	Date and Time of Auction	Last Date & Time of Submission Of Emd & Documents	Number of Authorised officer
1.	Sapna Talreja, Sangita Gangaram ohal,	Flat No-103, First Floor, Desai Residency, CTS 2561, fourth floor Flat no 403, Daund, Maharashtra, 413801 Boi Open space, South-Passage & Flat No-102, North-Open	unded by East-Flat No-101, West-	03-02-2025	14,10,177	06-04-2025	13,65,000	1,36,500	30-09-2025 (11am-2pm)	28-09-2025 (upto 5pm)	8983758737
2.	Avdhut Dattatray Gurav, Pallavi Avadhut Gurav	House- S no. 208, C.S.NO. 208, S no. 208, Near Khanderajuri road, At. Erandoi, TalMiraj, Dist Sangli, Sangli, Maharashtra, 416410. Bounded By - East: Lane & C. S. No. 210, West: C. S. No. 207, Norht: Road, South: C. S. No. 209.			18,81,397	10-12-2024	15,90,000	1,59,000	30-09-2025 (11am-2pm)	28-09-2025 (upto 5pm)	9096639644
3.	Parmeshwar Shivaji Ghule, Manisha Ghule	Flat No.105, J, Shree Siddhivinayak Park, Gat no. 31/2 & 49 part, Wadaki Gaon, Pune, 412308 Bounded by East by Gat No.31/1 and Gat No.50. South-By Gat No.29 and Gat No.34. West-By Gat No.48 and Remaining Part of Gat No.49. North-By 30 ft. access road and remaining part of Gat No.49			10,28,119	23-05-2025	10,50,000	1,05,000	30-09-2025 (11am-2pm)	28-09-2025 (upto 5pm)	9773500909
4.	Mahesh laxman Palashikar, Kavita Mahesh Palashikar	Flat No.406, 4th floor, Wing A, Keshav Watika, Gat No. 98 (Part), Near Bhairavnath temple Mauje Paradwandi, Tal. Maval, Dist. Pune-410506 Bounded by East Remaining property out of same Gat No. & Gat No.100. West-Gavthan Road. North-Gat No.97. South-Road 8 Remaining property out of same Gat No.			18,39,505	22-05-2025	22,24,000	2,22,400	30-09-2025 (11am-2pm)	28-09-2025 (upto 5pm)	8839602848
5.	Shantaram Mahadu Retvade-, Vaishali Shantaram Retwade	Row house -6,Shanti Krupa,81/2/2,Shanti Krupa Building ,Flat no 504,Hitachi ATM, Gurudatta Nagar,Talegaon Varale Rd, near Talegaon Dabhade, Pune, Maharashtra, 410507. Bounded by:- On or towards East:- By property of Prakash Gaikwad, On or Towards South:- By road, On or Towards West:- By Property of Smt. Shantabai Anant Jagtap, On or Towards North:- By remaining land of S.No. 81/2			27,43,748	01-07-2025	24,30,000	2,43,000	30-09-2025 (11am-2pm)	28-09-2025 (upto 5pm)	9773500909
6.	Kuldeep Ramchandra Pokale, Arti Pokale, Sunny Dattatray Pokale	Flat no -8- ,2nd Floor, Rudra Heights, CTS No- 722,723,724, 725, 726, 727, 737, Rudra Heights, Village Dhayri, Tal Haveli, Pune, Maharashtra, 411041		03-02-2024	14,60,641	18-02-2025	12,90,000	1,29,000	30-09-2025 (11am-2pm)	28-09-2025 (upto 5pm)	9773500909
7.	Anuj Gulabchand Goyal, Anuradha Goyal	Flat no -8, Sr no 98/1/2/1, Plot no 20, old sr no 204/1/2/1 plot no 20, Heritage Plaza apartment, Village Lingali, Daund, Maharashtra, 413801		03-11-2023	19,55,551	07-07-2025	19,90,000	1,99,000	30-09-2025 (11am-2pm)	28-09-2025 (upto 5pm)	8983758737
8.	Rajendra Shivaji Gundap, Suman Rajendra Gundap	Plot 92, Gat No. 188/2, Nr. Gandharva Resort, Mouje Sambhapur, Tal Hatkanangale, Dist Kolhapur, Maharashtra, 416122		03-11-2023	14,35,016	09-01-2024	10,60,000	1,06,000	30-09-2025 (11am-2pm)	28-09-2025 (upto 5pm)	7020570676
9.	Sarita Sandip Shinde, Sandip Dilip Shinde	Flat-208, Block-B2, Aapal Ghar Ambegaon Annexe Gat No. 224 A & 224 B, Mauje, Kasurdi,tal Bhor, Pune 412214		10-11-2022	13,42,963	10-03-2025	12,10,000	1,21,000	30-09-2025 (11am-2pm)	28-09-2025 (upto 5pm)	9773500909
10.	Suhas Hanmant Mugale, Radika Salunke	Flat-301, Block/Building-A, Shree Siddhivinayak Park, Gat No.31/2 & 49 Part Pune-412308			10,79,101	12-12-2022	9,90,000	99,000	30-09-2025 (11am-2pm)	28-09-2025 (upto 5pm)	8983746741
E-Auction Service Provider		E-Auction Website/For Details, Other terms & conditions		A/c No: for depositing EMD/other amount		10.00	ranch IFSC ode	Name of Beneficiary			
Company Name ; e-Procurement Technologies Ltd. (Auction Tiger).		http://www.homefirstindia.com		912020036268117-			ı	JTIB0000395	Authorized Officer,		

e-Mail id : ramprasad@auctiontiger.net and support@auctiontiger.net. Axis Bank Ltd., MIDC, Andheri East, Bid Increment Amount - Rs. 10,000/-. The sale will be done by the undersigned through e-auction platform provided at the Web Portal (https://homefirst.auctiontiger.net). E-Auction Tender Document containing online e-auction bid form, declaration, General Terms & Conditions of online auction sale are available at Portal Site. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting 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 Home First. The property is being sold with all the existing and future encumbrances whether known or unknown to Home First. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any thirdparty claims/ rights/ dues. The sale shall be subject to rules/conditions prescribed under the securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, In case of any discrepancy English Version of the Notice will be treated as authentic.

https://homefirst.auctiontiger.net

Statutory 15 Days SALE NOTICE UNDER THE SARFAESI ACT, 2002

Home First Finance Company India

epaper.financialexpress.com

Limited -

The borrower/ guarantors are hereby notified to pay the sum as mentioned in the demand notice along with upto date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date: 15-09-2025 Place: Pune, Kolhapur, Sangli

Help Line No .:079-35022160 / 149 / 182

Contact Person: Ram Sharma -8000023297

Signed by Authorized Officer, Home First Finance Company India Limited

Home First Finance

Company India Limited

केनरा बैंक Canara Bank 📣

भिविद्याहर Syndicate

Regional Office Pune II: S. No. 436, 3rd Floor, Sukhwani Business Hub, Near Nashik Phata Metro Station, Kasarwadi, Pune 411026 Mob.: 9923061446, 9923188060 Branch: Pimpri Main Branch, Pune

DEMAND NOTICE

Notice U/s 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 Name of the Borrower with Address

Name & Address of	Amount of Loan
Borrower & Guarantor	Granted (Rs.)
esh Ramkisan Thor, House No. 1909	Rs. 30,00,000/-

 Mr. Rajesh Ramkisan Th Behind Amar Super Market, Talawade, Talwade, Dated 20/08/2019 Pune-412114. Also at: Flat No. 107, First Floor, C2 Building, Blue Dice, Dehu Alandi Road, Gat No.1600, 1601 & 1601, Village Chikhali, Tal Haveli, District Pune.

2. Mrs. Preetam Rajesh Thor, Ghar No. 1909. Behind Amar Super Market, Triveninagar, Talwade, Rupeenagar Pune- 412114, Also at : Flat No. 107, First Floor, C2 Building, Blue Dice, Dehu Alandi Road, Gat No.1600, 1601 & 1601. Village Chikhali, Tal Haveli, District Pune

3. M/s S. G. Industrial Sales, Shop No. 73, Morya Industrial Complex, MIDC Bhosari, Pimpri-Chinchwad-411026.

2. As the principal debtor [borrower] has defaulted in repayment of his/her/theirs/its liabilities, we have classified his/her/theirs/its dues as Non Performing Assets on 29/06/2025 in accordance with the directions or guidelines issued by the Reserve Bank of India.

This notice is issued in accordance to the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 for serving you a notice sent under registered post on 11/09/2025 since returned undelivered wherein you were advised to make following payments with interest.

SI. No.	Account No.	Nature of Loan	Amount Due & Contractua Rate of Interest		
1.	0418630000013	Housing Finance	Rs. 26,66,507.64 8.80% + 2.00%		
2.	0418261010248	MSMSE OD/OCC	Rs. 15,34,738.00 11.00% + 2.00%		

The aforesaid facilities granted by bank are secured by the following Assets/ Securities. Description of Property: EMT of Flat No. 107 First Floor, C2 Building, Blue Dice, Dehu Alandi Road, Gat No. 1600, 1601 & 1601, Village Chikhali, Tal Haveli, District Pune within the limits of Pimpri Chinchwad Municipal Corporation, admeasuring 50.55 Sq. Mtrs carpet area, enclosed Balcony admeasuring 8.30 Sq. Mtr, Terrace admeasuring 6.15 Sq. Mtr, Dry Terrace admeasuring 1.92 Sq. Mtr. Bounded as: - East: By Gat No. 1599, 1600, 1601 1592 & 1591, West: By remaining land of Gat No. 1602 & Road. South: By remaining land of Gat No. 1602 & Road & Gat No. 1599, North: By Gat No.1590 & Gat No.1592. Name of the Title Holder: Mr. Rajesh Ramkisan Thor & Mrs. Preetam Rajesh Thor.

Now, through this public notice, we advise you to pay the bank of Rs. 42,01,245.64 (Rupees Forty Two Lakhs one Thousand Two Hundred Forty Five and paisa Sixty Four Only) together with further interest, penal interest and incidental expenses and costs to pay off your liabilities within 60 days from the date of the notice otherwise the bank will proceed under the provisions of SARFAESIAct 2002.

The undersigned is empowered to take possession of the properties, to sell there after and is an authorised officer of the bank under section 13 of the SARFAESIAct.

Date: 11/09/2025 Place: Pune

Authorised Officer, Canara Bank

THE HOPE BANK LTD. Regd. Office: HDFC Bank House; Senapati Bapat Marg, Lower Parel (West), Mumbai-400013

Pune Branch: HDFC Bank Ltd., HDFC Bank House, Agri Dept., Ground Floor, MIT Marathon Building, Bund Garden Road, Opp Guruprasad Society, Pune-411001.

BY REGISTERED POST WITH ACK DUE Date 01/08/2025

Ref. No.: HDFC / KGC / SARFA/ USHA GULAB PAWAR/1

MRS. USHA GULAB PAWAR (PRIMARY APPLICANT) MR. ROHIT GULAB PAWAR (CO-APPLICANT)

MR. GULAB MURALIDHAR PAWAR (GUARANTOR) All Reciding At Below Address: Flat No. 506, Fifth Floor, 'B' Building, City Lights

Housing Socity, Gat No. 77/8A, Near Hotel Tatya cha Dabba, Mauje Khedshivapur, Tal-Haveli, Dist-Pune-412218 Add. Prathmik Shala Jawal. Shirur Mhase Bk, Tal- Shirur, Dist- Pune-412218

SUB: NOTICE UNDER SEC 13(2) READ WITH SECTION 13(13) OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST The undersigned has been duly appointed as Authorized Officer by the Bank in terms of the

provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act-2002, hereinafter referred to as "the Act", hereby issues you the following notice: At your request, HDFC Bank had granted Loan facilities amounting in total of Rs. 27,00,000.00/ (Twenty-Seven Lakh Only). You have also executed relevant security document / documents in respect thereof in year 2022. You no.1 to 3 are borrower, co-borrower and guarantor to the above

You have also acknowledged subsistence of the liability in respect of the aforesaid facility by

Account No.	Loan Type	Disb. Date	Amount Finance	Principle dues	Interest	Penal Interest	Other Charges	Total O/s Amount as on 31 July 2025
5020007 1152461	Cash Credit Loan	30- Aug- 2022	1,50,000.00	1,48,188.84	5,495.00	() ()	(75)	1,53,683.84
5020007 1160941	OD Loan	30- Aug- 2022	17,00,000.00	16,94,031.85	58,149.00	*	Yes	17,52,180.85
6469498	Term Loan	29- Aug-2022	8,50,000.00	4,77,232.06	40,184.19		2,029.00	5,19,445.25

27,00,000.00 23,19,452.75 1,03,828.19 - 2,029.00 24,25,309.94 The Total outstanding liability due and owing to the Bank as on 31/07/2025 of this notice is Rs. 24,25,309.94 /- (Twenty-Four Lakh Twenty-Five Thousand Three Hundred Nine and Ninety-Four Paisa Only) The operation and conduct of the aforesaid financial assistance had

You have failed and neglected to pay and have committed default in repayment of the aforesaid secured debt and the debt has been classified as Non-Performing Asset (NPA) for Loan No. 50200071152461, 50200071160941 & 86469498 on 03-06-2025 in accordance with the directive/guidelines relating to the asset classification issued by the Reserve Bank of India consequent to the default committed by you in repayment of principal debt and interest thereon ices the Bank has decided to recall the advances. Despite repeated requests, yo have failed to repay the above following dues/outstanding liabilities. The details of the credit facilities with outstanding dues and collateral security (Residential Flat) offered to bank by

borrower is given hereunder: Security: A. Registered Mortgage Document with The Sub Registrar Talegaon Damdhere of having Document No. 6043/2022 dated 10th August 2022 & and various other documents executed in favour of bank. All that the piece and parcel of Residential Flat Property description as per below schedule.

Sr. Name of Tune

Schedule Of Property								
e/Nature	Address of property							
	All that piece and Parcel of property Flat No. 50							

10.	Owner	217-22-21-2		1100
1	Mr. Gulab Murlidhar Pawar and Mrs. Usha Gulab Pawar	Flat	All that piece and Parcel of property Flat No. 506, admeasuring 39, 11sq.mtrs carpet+terrace admeasuring 9.47 sq. mtrs, Built-up are 58.64 sq.mtrs., Fifth Floor, 'B' Building, City Lights Housing Socity, Gat No. 779/A and 779/B, Near Hotel Tatya cha Dabba, Mauje Khedshivapur, Tal-Haveli, Dist-Pune	Sq.Ft. (BUA)

Your outstanding liability due and owing to the Bank as on date of this notice it Rs. 24,25,309.94/- (Twenty-Four Lakh Twenty-Five Thousand Three Hundred Nine and Ninety-Four Paisa Only) out of which Rs. 23,19,452.75/- is towards principle, Rs. 1,03,828.19/- is towards interest/penal interest, Rs. 2,029.00/- is towards Other Charges (loan wise detail provided in above table).

with incidental expenses, costs, charges, etc., in the event you fail to repay to the Bank the aforesaid sum of is Rs. 24,25,309.94/- (Twenty-Four Lakh Twenty-Five Thousand Three Hundred Nine and Ninety-Four Paisa Only) with further interest as stated above in terms of this notice under Section 13(2) of the Act, the Bank will exercise all or any of the rights details under Sub-Section (4) of Section 13 and under other applicable provisions of the said Act. The undersigned in exercise of powers conferred under Section 13(2) of the said Act call upon

You are also liable to pay future interest at the contractual rate on the aforesaid amount together

you to jointly and severally discharge in full the Bank's liability amounting to is Rs. 24,25,309.94/-(Twenty-Four Lakh Twenty-Five Thousand Three Hundred Nine and Ninety-Four Paisa Only) along with the future interest plus penal interest @ 18% P.A. Till the payment of dues in full incidental expenses and other cost within 60 days from the date of this notice failing which further action shall be taken as per provisions of section 13(4) of the said Act. Details of the secured assets/properties intended to be enforced has already been mentioned herein above. You are further put on notice that in terms of Section 13(13) of the Act you shall not transfer by way of

sale/lease or otherwise part with the possession of the secured assets referred to in this notice without obtaining written consent of the Bank. The notice has been issued without prejudice to the other legal right / remedies available to the secured creditor to initiate any other legal proceedings/action as deemed fit and necessary under the provisions of any other law for the time being in force OR to proceed with the already initiated legal actions in normal course. You are also put on notice that any contravention of the injunction/restraint as provided under the Act

Please comply with the demand under this notice and avoid any unpleastness. In case of noncompliance, further needful action will be restored to, holding you liable for all costs and consequences. Yours faithfully For HDFC Bank Ltd

Pankaj Lathe, Authorized Officer

Pune

Rs. 15,00,000/-

Dated 14/11/2019