FINANCIAL EXPRESS



roin under with interest thereon

HINDUJA HOUSING FINANCE LIMITED Corporate Office: No 167-169, 2nd Floor, Anna salai, Little Mount, sidapet, Chennai - 600 015. Tamil Nadu. Branch Office:Hinduja Hous Finance Limited Manikchand Galleria, 1st Floor, A-Wing, Swastik Society Model Colony, Near Deep Bangla Chowk, Pune-411016, Email ID: auction@hindujahousingfinance.com

APPENDIX IV POSSESSION NOTICE (for immovable property) Whereas, the undersigned being the Authorized Officer of Hinduia Housing Finance Limited (HHFL) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security interest (Enforcement) Rules 2002. Demand Notice(s) issued by the Authorized Officer of the company to the Borrower(s) / Guarantor(s mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower having falled to repay the amount, notice is hereby given to the Borrower(s) / Guarantor(s) and the public in general that the undersigned has taken **Symbolic/Physical possession** of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. 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. 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 HHFL for an amount as mentioned

Name of the Borrower	Demand Notice	Date of
(s) Guarantor(s)	Amount	Possession
Mr. GOPAL ATMARAM GARAD (Borrower) and Mrs. Priya Gopal Garad (Co- Borrower) MH/SLP/SLPR/A000000683	Rs. 826676/- (Rupees Eight Lakh Twenty Six Thousand Six Hindred Seventy Six Only) along with interest thereon from 13.11.2024.	22.08.2025 Physical Demand Date 14.11.2024

serial no. 120, admeasuring 1054 Sq. Feet. it's (97.95 Sq. Mtrs), situated At. Mouji, Ranmasale, Tal. North Solapur Dist. Solapur and Schedule property is bounded as:East: property of Bapurao Garad, West: Property of Shankar Garad, South-Road, North-Property of Jagaanath Garad.

Mr. AMIT RANANAVARE (Borrower) Mrs. Madhuri Rananavare (Co-	Rs. 1179963/- (RS ELEVEN LAIGH SEVENTY NINE THOUSAND NINE HUNDRED SIXTY THREE ONLY)	23-08-2025 Symbolic	
Borrower) Mr. MOHAN RANANAVARE (Co-Borrower)		Demand Date	
MH/PNE/BRMT/A000000172	05/05/2025	07-05-2025	
	I ING GRAMPANCHYAT MILAKAT NO 993/1 THERE ON	CONSTRUCTED ITS	

MEASURMENT 40*40 LE ITS ADMEASURING AREA 1600 SO FT AND OPEN SPACE ADM AREA 1400 SO FT ITS TOTAL ADM AREA 3000 SQ FT SITUATED AT GRAMPANCHAT MOLIE MANDAKI TAL MALSHIRAS. DIST SOLAPUR PROPERTY BOUNDED AS FOLLOW EAST-PROPERTY OF VITTHAL RANAWARE SOUTH-PROPERTY OF JAGANNATH BODARE WEST-GAYTHAN ROAD, NORTH-PROPERTY OF SHRIMAT RANAWARE

MR. Serendra Tarate (Berrower) 20-08-2025 Rs.16,16,754/ Rupees Stoteen Lacs Stoteen Physical Thousand Seven Hundred Fifty-Four Only) MRS. Vishali Tarate (Co-Borrower) Demand Date along with interest thereon from to MH/SLP/SLPR/A000000349 12/07/2023. All that piece and parcel of land bearing 6at No. 943/9 and out of which Plot No. 35 total admeasuring 69.20 Sq. Mtrs. Along with construction over it area admeasuring 68.66 Sq. Mtrs. situated at Mouje Barshi, Tal. Barshi,

STATUTORY NOTICE TO BORROWERS/CO-BORROWERS/GUARANTORS Borrowen's I/Guarantors' are hereby put to caution that the property may be sold at any time hereinafter by way of public auction/tenders and as such this may also be treated as a notice under Rule 6, 8 6 9 of Security (interest) Enforcement Rules, 2002. The detailed inventory and Panchnama could not be recorded due to obstructions as such the property has

Dist. Solapur and which is bounded and surrounded as under On and Towards East: 15 Mtrs.Road On and

Towards South : Plot no. 34, On and Towards West : Plot no. 20, On and Towards North : Plot no. 36.

Mr. Rushikesh Ubhale- 9823244498, Mr. Vikram Nalawade-9420848654 Mr Ritesh Gawai-9011858221, Pankajsingh Choudhary-7081828333 Hinduja Housing Finance Limited Authorized Officer Place: Solapur, Date: 26.08.2025



been photographed

Encore Asset Reconstruction Company Private Limited (Encore ARC) Encore ARC Corporate Office Address: 5th Floor, Plot No. 137

Date: 25.08.2025

Sector 44, Gurugram 122002, Haryana

WITHOUT PREJUDICE) ENCOREARC/ICFL/HGS/2526/0801 Mr. Hari Ganesh Sane (Borrower)

Shop No. 11, Gaurihar Co-op Soc, Rohan Corner, Shivtirth Nagar, Paud Road, Kothrud, Pune, Maharashtra, 411030

Mr. Sachin Jayant Sane Mrs. Sane Mansi (Co-Applicant) Mangalmurti Complex, Tilak Road, Near (Co-Applicant) Mangalmurti Complex, Tilak Road, Hirabaug 990, Shukrawar peth, Pune-Near Hirabaug 990, Shukrawar peth, 411002

Pune-411002 Dear Sir/Madam.

Sub: Notice for Sale of Secured Asset of Mr. Hari Ganesh Sane (Borrower) under Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 ("Rules") read with Section 13(8) of the SARFAESI Act, 2002, possession of which has been taken over under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with Rules.

As you are aware that pursuant to the provisions of the SARFAESI Act, Encore Asset Reconstruction Company Pvt. Ltd. ("Encore ARC") has acquired the financial assistance granted to the Borrower by The Indostar Capital Finance Limited, (ICFL) along with all underlying securities vide an Assignment Agreement dated 30.12.2023.

Encore ARC had issued a notice under Section 13 (2) of the SARFAESI Act on 15.12.2024 advising you to pay the dues as mentioned therein. As you have falled & neglected to pay the dues within 60 days from the date of receipt of the said notice issued under Section 13(2) of the SARFAESI Act, the Authorised Officer of the Encore ARC took over the symbolic possession of the Secured Asset, as per the description given below on 22.05.2024. That, pursuant to the aforesaid assignment, the symbolic possession of the Secured Asset lies with the Authorised Officer of Encore ARC.

Please treat this as 30 days' notice under Rule 8(6) of the Rules. Upon expiry of the notice period of 30 days', the Authorised Officer of Encore ARC shall take steps for selling the Secured Asset as more particularly mentioned herein below by way of public eauction/private treaty or any other modes provided under the Rules. Description of Secured Asset:

All that piece and parcel of shop no, 11 situated on the ground floor in Gaurihar Co-Operative Society, at Kothrud Survey No. 120 (CTS no. 201-212), plot no. A-7/A-6, revised layout no. 446, 47, Pune, Admeasuring 417 Sq. Ft, i.e. 38,74 sq. mtrs. Build up including the area under balconies, store and common area. The said property is lying within the limit of Pune Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli Pune.

Bound as below: North: Adjacent Shop, South: Entrance, East: Adjacent Shop, West: Adjacent Shop

In case of sale by way of public e-auction, the detailed terms and conditions of the sale including reserve price, earnest money deposit etc. will also be uploaded on Encore ARC's website i.e. https://www.encorearc.com and https://sarfaesi.auctiontiger.net/EPROC/ as per Rule 8 (7) of Rules, simultaneously with the publication of public e-Auction sale notice in the Form given in Appendix-IV A. The Borrower/Mortgagor/Guarantor's attention is invited to provisions of sub-section (8)

of section 13 of the SARFAESI Act, in respect of time available to redeem the Secured Asset by repaying the entire dues of Rs. 95,15,770/- (Rupees Ninety Five Lakhs Fifteen Thousand Seven Hundred Seventy Only) as on 27.11.2024, from 28.11.2024 together with future interest, charges & costs thereon. A final opportunity is being given to Borrower/Mortgagor(s)/Guarantor(s) to redeem the

Secured Asset accordingly, falling which, Encore ARC in its capacity as Trustee of EARC-Bank-030-TRUST shall proceed with the sale of the aforesaid Secured Asset as per the Rules. Yours faithfully,

(Javed khan) Authorised Officer

For Encore Asset Reconstruction Company Private Limited

CFM ASSET RECONSTRUCTION PRIVATE LIMITED

REGISTERED OFFICE: Block No. A/1003. West Gate. Near mca Club, Sur No. 835/1+3, S. G. Highway, Makarba, Ahmedabad – 380051. Corporate Office: 1st Floor, Wakefield House, thoughtful regeneration Sprott Road, Ballard Estate, Mumbai-400038 CIN: U67100GJ2015PTC083994 Email: Tejas.Joshi@Cfmarc.In; Sapna.Desai@Cfmarc.In Contact: 022 40055332/40055282

> APPENDIX- IV-A SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

UNDER THE SARFAESI ACT, 2002 E-Auction Sale Notice for sale of immovable assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8(6) of the Security Interest Enforcement Rules, 2002.

Notice is hereby given to the public in general and in particular to the borrower and guarantors/mortgagors that the below described immovable properties mortgaged/charged to the secured Creditor. the possession of which has been taken by the Authorized Officer of CFM Asset Reconstruction Pvt Ltd on 15.12.2023, the secured creditor, will be sold on "As is where is", "As is what is", "Whatever there is" and "No recourse Basis" along with all its known and unknown liabilities on 22.09.2025 for recovery of total dues amounting to Rs. 9,54,38,614.07 /- (Rupees Nine Crore Fifty-Four Lakhs Thirty Eight Thousand Six Hundred Fourteen and Paise Seven only as on 31.08.2025 and together with further interest plus costs, charges, and expenses etc. due from 01.09.2025 and

onwards to the secured creditor from Borrower M/s Hotel Sai Sargam (Borrower) through proprietor- Pramod Shivaji Patil (Mortgagor), Vishnu Nana Rajguru (Guarantor) and Madhiya Nazir Yusuf (Guarantor), All That Piece Or Parcel Of Land Gat No.161, Plot No.507(6) & 507 (13) San-DESCRIPTION gali Karnal Road, Padmale, Taluka – Miraj, Dist – Sangali Admeasuring Milkat OF SECURED 0.11 Are Out Of Total Plot Having Measuring 3.66 Are And Commercial Con-PROPERTIES: struction On That Property, Bearing Grampanchayat Assessment List No. 527 Mikat No. 507 (6) & 507 (13) Admeasuring About 7895 Sq. Ft. And 2600 Sq. Ft Respectively. Including R.C.C. Structure Building Construction Thereon Having Light & Water Connection. Alongwith All Movable Assets SECURED DEBT: Rs. 9,54,38,614.07/- Rupees Nine Crore Fifty-Four Lakhs Thirty-Eight housand Six Hundred Fourteen and Paise Seven only as on 31.08.2025 and together with further interest plus costs, charges, and expenses etc. INSPECTION 15-09-2025 between 3:00 p.m. to 5:00 p.m. DATE: RESERVE PRICE: Rupees One Crore Forty-Five Lakhs Only (₹ 1,45,00,000/-) LAST DATE FOR 20.09.2025 up to 6.00 P.M. SUBMISSION OF

EMD 10% of Reserve Price i.e., Rs.14,50,000/- (Rupees Fourteen Lakhs (Earnest Money Fifty Thousand Only) Deposit): BANK DETAILS Beneficiary Name CFMARC Trust – 1 Apna Bank FOR DEPOSITING Bank and branch Apna Sahakari Bank, Parel Main Branch Mumbai EMD Account Number 015012100000650 ASBL000015 CONTACT: Mr. Tejas Joshi (8976862751) Email: tejas.joshi@cfmarc.in Mrs. Sapna Desai (88798 90250) Email: sapna.desai@cfmarc.in

E-Auction/Bidding through website (https://www.bankeauctions.com)

PLACE For on 22-09-2025 from 11.30 am to 12:30 pm. E-Auction Encumbrances if any: Not known to the secured creditor

The redemption of debt notices u/s.13(8) of SARFAESI Act,2002 read with Rule 8(6) of the Security nterest (Enforcement) Rules, 2002. was issued vide our letter no CFMARC/1 Apna/183/2025-26 dated 12.06.2025 duly serviced and acknowledged by all the Borrowers/Mortgagors/Guarantors. The immovable property/secured asset shall be sold through public auction and /or private treaty to the purchaser offering the highest price to the Authorized Officer. Any interested prospective purchaser can also submit their bids before the last date of auction sale and connect with us for other terms of sale.

For detailed terms & conditions of the sale, please refer to the link provided in secured creditors website i.e. https://www.cfmarc.in for detailed terms & conditions of e-auction/sale of respective property and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website https://www.bankeauctions.com or contact service provider M/s. C1 India Private Limited. Bidder Support Nos.: 0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126; email: support@bankeauctions.com . Mr. Bhavik Pandva, Contact No. +91 8866682937 maharashtra@c1india.com; gujarat@c1india.com Sd/- Authorised Officer

Date: 26-08-2025 Place: SANGALI

TIME / DATE/

CFM Asset Reconstruction Pvt. Ltd. Acting as trustee of CFMARC Trust -1 Apna Bank.

PUNE E-STOCK BROKING LIMITED Regd, Office.: 1198, Shukrawar Peth, Subhash Nagar, Lane No. 3, Pune -411002.

CIN: L67120PN2007PLC130374, Phone No : +912041000600 Fax No .: +91 2041000618 Email: cs@pseb.co.in, Website: www.pseb.co.in

> NOTICE OF 18TH ANNUAL GENERAL MEETING **EVOTING AND BOOK CLOSURE**

Dear Members.

The 18th ANNUAL GENERAL MEETING of the shareholders of the Company is scheduled to be held on Thursday, 18th September, 2025 at 12.00 P.M. through video conferencing (VC) or other audio visual neans (OAVM) without the physical presence of the Members at a common venue in compliance with applicable provisions of Companies Act, 2013 and the Rules made under and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, SEBI (LODR), read with circulars issued by the Ministry of Corporate Affairs ("MCA") vide circular Nos. 14/2020 dated April 8, 2020, 17/2020 dated April 13, 2020, 20/2020 dated May 5, 2020, 02/2021 dated January 13, 2021, 21/2021 dated December 14, 2021, 02/2022 dated May 5 2022, 10/2022 dated 28 December 2022, 9/2023 dated 25 September 2023 and 9/2024 dated 19 September 2024(hereinafter collectively referred to as "MCA Circulars") and Securities and Exchange Board of India ('SEBI') vide its Circular No. SEBI/HO/CFD/CMD1/CIR/P/2020/79 dated May 12, 2020 read with Circular No. SEBI/HO/CFD/CMD2/CIR/P/2021/11 dated January 15, 2021, SEBI/HO/CFD/CMD2/ CIR/P/2022/62 dated May 13, 2022 and SEBI/HO/CFD/Pod-2/P/CIR/2023/4 dated January 5, 2023 and SEBI Circular No. SEBI/HO/DDHS/P/CIR/2023/0164 dated October 6, 2023, Circular No. SEBI/HO/CFD/CFD-PoD-2/P/CIR/2024/133 dated October 3, 2024 ('SEBI Circulars') have permitted the holding of AGM by companies through VC / OAVM upto September 30, 2025, ("the Circulars") including amendments there under to transact the business set out in the Notice calling the AGM, Members will be able to attend the AGM through VC/OAVM facility provided by E-voting agency appointed by the Company i.e Bigshare Services Pvt Ltd ("RTA of the Company")

In terms of the said MCA Circulars and SEBI Circulars, the Notice of the 18th AGM and the Annual Report of the Company including standalone and consolidated financial statements for the financial year 2024-25 along with Board's Report, Auditor's Report and other documents required to be attached thereto, have been sent on 25th August, 2025 through electronic mode to the members of the Company whose email addresses are registered with the Company /Depository Participant(s).

The Notice of the 18th AGM and Annual Report for FY 2024-25 can be downloaded from the Company's website at www.pesb.co.in, website of the stock exchanges, i.e., BSE Limited at www.bseindia.com and also on the website of Bigshare Services Pvt Ltd at www.bigshareonline.com A person whose name is recorded in the Register of Members/Beneficial owners as on the cut-off date i.e.

11th September, 2025 shall only be entitled to avail the facility of remote e-voting/e-voting at the AGM. Any person who acquire shares and become member of the Company after dispatch of notice and nolding shares as on cut-off date i.e. 11th September, 2025 may obtain login Id and password by sending a request over email at evoting@nsdl.com mentioning demat account number/folio number, PAN, name and registered address. However Members who are already registered with NSDL for e-voting can use their existing User id and Password for casting their vote through remote e-voting/e-voting at the AGM. Members who will be present at the AGM through VC/OAVM and who have not cast their vote by emote e-voting, will be eligible to exercise their right to vote during the AGM. Members who have cast their vote by Remote e-voting prior to the AGM may also attend and participate in the AGM but shall not be

Pursuant to Section 108 of the Companies, Act 2013, Rule 20 of the Companies (Management and Administration) Rules 2014 and Regulation 44 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Members holding shares either in physical form or dematerialized form, as on the cut-off date 11th September, 2025 may cast the votes electronically on the businesses set forth in the Notice of AGM through electronic voting system of Bigshare Services Pvt Ltd (RTA of the Company) The details of e-voting are as under-

. The business set forth in the notice of the AGM may be transacted through voting by electronic means 2. Book closure period: 11-09-2025 to 18-09-2025. The cut-off date for determining the eligibility to vote by electronic means is 11th September, 2025.

The voting period begins on 15-09-2025 at 09.00 AM and ends on 17-09-2025 at 05.00 PM

The e-voting after 05.00 pm on 17-09-2025 is not allowed. 6. Process for procuring user ID and password for voting on the resolutions set out in the notes to the

Notice of AGM for those shareholders who hold shares in physical mode or whose email address are not egistered with their depositories.

7. Notice of the AGM has been sent to all the members who are eligible to vote and also Available at website of stock exchange where the company is listed. 8. In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and evoting user manual for Shareholders available at the download section Helpdesk for individual shareholders holding securities in demat form, for any technical issues related to login through depository-

LOGIN TYPE HELPDESK DETAILS Individual Shareholders Members facing any technical issue in login can contact CDSL holding securities in Demat. helpdesk by sending a request at helpdesk evoting@cdslindia.com mode with CDSL or contact at 022-23058738 and 22-23058542-43. Individual Shareholders Members facing any technical issue in login can contact NSDL helpdesk by sending a request at evoting@nsdl.co.in or call at toll free no.: 1800 1020 990 and 1800 22 44 30 holding securities in Demat mode with NSDL LOGIN TYPE HELPDESK DETAILS

Shareholder's other than shares in Demat mode & Physical mode. 3. The above information is being issued for the information and behalf of all the member of the

In case shareholders/ investor have any queries regarding E-voting, individual shareholders holding you may refer the Frequently Asked Questions (FAQs') and i-Vote e-Voting module available at https://ivote.bigshareonline.com, under download section or you can email us to hote@bigshareonline.com or call us at: 1800 22 54 22.

company and in compliance of companies act, 2013 and SEBI regulations.

For, PUNE E- STOCK BROKING LIMITED Place: Pune CS ASHWINI KULKARNI Date: 26-08-2025 Company Secretary Membership Number: A31274

AAVAS FINANCIERS LIMITED

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



APPENDIX-IV-A [See proviso to rule 8(6)] Sale notice for sale of immovable properties E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read

with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s)/Co-Borrower (s)/Mortgagor (s) and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of AAVAS FINANCIERS LIMITED, the same shall be referred herein after as AFL. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction for recovery of amount mentioned in the table below along with further interest, cost, charges and expenses being due to AFL viz. Secured Creditor.

Loan A/c Number / Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Dues As on	Date & Amount of 13(2) Demand Notice	Date of Posse- ssion	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of E-Auction	Date of Bid Sub- mission	E-Auction Place of Tender Submission	Contact Person, Property Visit Date & Time
(AC NO.) LNHSR00617- 180055219 & LNHSR04318- 190101585 TARABAI BABAN KADNAR, VITHAL BABAN KADNAR, CHHAYA YOGESH KADNAR, YOGESH KADNAR BABAN KADNAR, BABAN NAMDEO KADNAR	Rs. 8,66,481.00/- & Rs. 4,61,297.00/- DUES AS ON 23 AUG 2025	7 JUN 24 Rs. 702863/- & Rs. 359723/- DUES AS ON 4 JUN 24	17 APR 25	PROPERTY NO 809 GRAMPANCHAYAT NANNAJ DUMALA TAL SANGAMNER DISTRICT AHMEDNAGAR MAHARASHTRA ADMEASURING 91.5 SQ MTR	Rs. 1851200/-		11.00 AM TO 01.00 PM 27 SEP 2025	BEFORE	OFFICE NO-8 ,1ST FLOOR,AMAR DEEP COMPLEX,AB OVE LAPTOP BAZAAR, SARJEPURA, AHMEDNAGA R -414001, MAHARASHTR A-INDIA	PUSHPENDR A MEENA – 9875896876 PROPERTY VISIT DATE 25 SEP 2025

The terms and conditions of e-auction sale:-

(1.) The E-Auction sale of Secured Asset is on "as is where is", "as is what is", "whatever there is" and "no recourse" basis for and on behalf of the Secured Creditor viz. AUSFB and there is no known encumbrance which exists on the said property. (2.) For participating in online e-auction sale, Bid document, copies of PAN Card, Board Resolution in case of Company and photo ID, address proof are required to be submitted along with EMD, which is payable by way of RTGS/NEFT/DD in the name of AAVAS FINANCIERS LIMITED, Current account No.00548470000107 AAVAS FINANCIERS LIMITED, Regd. & Corp Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur 302020 IFSC Code: HDFC0000054, Once an Online Bid is submitted, same cannot be withdrawn. Further any EMD submitted by bidder will be required to send the UTR/Ref no/DD No of the RTGS/NEFT/DD with a copy of cancelled cheque on the following email IDs i.e. auction@aavas.in (3.) All Interested participants / bidders are requested to visit the website https://sarfaesi.auctiontiger.net & https://aavas.in/sarfaesi-sale-notices for further details help procedure & online training on E-Auction prospective bidder may contact. including. Terms & Conditions, to take. part in e-auction sale proceeding and are also advised to contact e-mail of auction@aavas.in & ramprasad@auctiontiger.net, Contact No. 8000023297

Please Note: - This is also a 30 days notice Under Rule 8(6) read with Rule 9(1) to the Borrowers/Co Borrowers/Mortgagors of the above said loan account about sale through tender / inter se bidding on the above-mentioned date. The property will be sold, if their outstanding dues are not repaid in full by the borrower in the given notice period.

Place: JAIPUR Date : 26-08-2025 **Authorised Officer Aavas Financiers Limited**

epaper.financialexpress.com

Date: - 26.08.2025

Place: - PUNE

26 REENA NILESH THOLE

LXPUN00417-180001109

HERO HOUSING FINANCE LIMITED

Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057 Phone: 01: 49267000, Toll Free Number: 1800 212 8800, Email: customer.care@herohfl.com Website: www.herohousingfinance.com | CIN: U65192DL2016PLC30148 Contact Address: Office No 24, P.J Chambers, Off of old Mumbai Pune Highway, Pimpri, Pune Maharashtra-411018.

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 exercise of powers conferred under section 13(12) read with rule 3 of the Security Interes (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 regay 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 The homework attention is invited to requisions of sub-spation (8) of Section 12 of the Act in respect

Loan	Name of Obligor(s)/	Date of Demand	Date of Possession	
Account	Legal Heir(s)/Legal	Notice/ Amount as	(Constructive/	
No.	Representative(s)	per Demand Notice	Physical)	
	Gita Bahadursing Lohiya, Bahadursing Lohiya, Parvatibai Pratapsingh Lohiya, Shri Mahalaxmi Novelties And Articles		22/08/2025 (Physical)	

Description of Secured Assets/Immovable Properties: All that piece & parcel of the property R.C.C. House construction area admeasuring 448.00 sq.ft, constructed in open land area admeasuring 200.00 sq. mtrs out of Gat No. 156/1 of Village Madanwadi Tal. Indapur, Dist. Pune Pin Code No-413 130, having its Grampanchaavat Milkat No. 1052 of Village Madarwadi within the Jurisdiction of Division Pune, and within the limits of Sub-registrar of Indapur, Tal. Indapur, Dist. Pune, Maharashtra. Bounded By: East-Remaining Land In Gat No-156/1, South - Remaining Land In Gat No-156/1, West - Remaining Land In Gat No-156/1, North:-Internal Road Date: 26-08-2025 Place: Pune Sdl- Authorised Officer, For Hero Housing Finance Limited

MAHINDRA RURAL HOUSING FINANCE LTD.

Corporate Office:- Agasty Corporate Park, Piramal, Amiti Building, Unit No. 203, 2nd Floor, B Wing, Sunder Bung, Kurla West, Mumbai Mahrashtra 400 070 India.CIN - U65922MH2007PLC169791 Regional Office:- 7-A Patil Complex, 1st Floor, Near Main S.T. Bus Stand, Ganeshpeth, Nagpur 440009

Distinctive Nos.

9795601 - 9795650

9795651 - 9795651

9795652 - 9795652

2501852 - 2501901

3260776 - 3260825

6499735 - 6499784

Abdul Aziz Haji Joonas

DEMAND NOTICE

Under Section 13(2) of the Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 read with Rule 3(1) of the Security Interest (Enforcement) Rule, 2002. The undersigned is the Authorised Officer of Mahindra Rural Housing Finance Limited under the above said Act. In exercise of powers conferred inder section 13(12) of the said Act read with rule 3 of the Security Interest (Enforcement) Rule, 2002, the authorised 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, the content of which is re-produced below

Sr.	Name of the Borrower(s)/	Demand Notice	Description of secured
No.	Guarantor(s)	Date and Amount	asset (immovable property)
1.	LOAN ID. (XSEMSOL01017590) Fin- 1305274 Service Branch: LATUR DHANAJI RAMDAS SAWANT, SAKHUBAI DHANAJI SAWANT, VISHAL DHANAJI SAWANT, MRUNALI VISHAL SAWANT, ALL R/O GPH NO 384 A/P WADACHIWADI, UPALAI BK. TQ MADHA DIST SOLAPUR MAHARASHTRA -413209	19-02-2025 Rs. 291185.79 (Rupees two lakh ninety one thousand one hundred	ALL THE PIECE AND PARCEL OF THE LAND WITH CONSTRUCTION THEREON THE HOUSE IS BEARING WITHIN THE JURISDICTION OF AT. GPH 384 ADM 1680 SQ.FT A/P WADACHIWADI , UPALAI BK TQ MADHA DIST SOLAPUR MAHARASHTRA - 413209 FOUR BOUNDARIES AS FOLLOW EAST - ROAD WEST -PROPERTY OF KALIDAS RAMDAS SAWANT SOUTH-NEW GAVTHAN NORTH-PROPERTY OF ARUN TATYA KAWALE.

Pursuant to the above, notice is hereby given, once again, to the said Borrower s) to pay to MAHINDRA RURAL HOUSING FINANCE LIMITED, within 60 days from the date of publication of this Notice, the amounts indicated herein above, together with further interest at 2%p.m. from the date(s) mentioned above till the date of payment and/or realization of the dues. The above said Borrowers are hereby advised to make the payment to the company as aforesaid, failing which the Company shall, proceed against the above secured assets under Section 13(4) of the Act, entirely at the risks of the said Borrowers as to the costs and consequences. Place: Solapur

Sd/- Authorised Officer (Mahindra Rural Housing Finance Ltd.)



Date: 26/08/2025

PUBLIC NOTICE
TO WHOMSOEVER IT MAY CONCERN

This is to inform the General Public that following share certificate of (Force Motor

Limited) having its Registered Office at Mumbai - Pune Road, Akurdi, Pune - 411035

Maharashtra, India registered in the name of the following Shareholder/s have been lost

50

50

50

50

The Public are hereby cautioned against purchasing or dealing in any way with the above

Any person who has any claim in respect of the said share certificate/s should lodge such

claim with the Company or its Registrar and Transfer Agents MUFG Intime India Private Limited 247 Park, C-101, 1st Floor, L. B. S. Marg, Vikroli (W) Mumbai-400083

TEL: +91810811676 within 15 days of publication of this notice after which no claim will

be entertained and the Company shall proceed to issue Duplicate Share Certificate/s.

Security

102199

102200

102201

30366

38848

60534

Name of the Registered Shareholder / Legal Claimant

Shares | Certificate No.

Name of the shareholder Folio No. No. of

A000475

A000475

A000475

1) Abdul Aziz Haji Joonas

2) Abdul Aziz Haji Joonas

3) Abdul Aziz Haji Joonas

referred share certificates.

Place: Pune

Date: 26-08-2025

4) Abdul Aziz Haji Joonas A000475

5) Abdul Aziz Haji Joonas A000475

6) Abdul Aziz Haji Joonas A000475

KHUSH HOUSING FINANCE PRIVATE LIMITED

Registered Office Add-810, Aura Biplex, SV Road, Borivali (West), Mumbai-400092 Web:- www.khfl.co.in, Email- legal@khfl.co.in

Pune Branch Add: Office No. 05, Amar Saket Building, 2nd Floor, Near Natraj Hotel Swargate Chowk, Swargate, Pune-411002. Web: - www.khfl.co.in Email Id- legal@khfl.co.in

AUCTION-SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Notice is hereby given to the public in general and in particular to the borrower(s) indicated in Column no-A that the below immovable properties described in Column no-F mortgaged/ charged to Khush Housing Finance Pvt. Ltd., the Possession of which has been taken (as described in Column no-C) by the Authorized Officer of Khush Housing Finance Pvt. Ltd. (KHFL) being a Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS and WITHOUT RECOURSE BASIS" as per the details

Notice is hereby given to the borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of

the borrowers/ mortgagor(s) as the case may be indicated in Column no-A, under Rules 8 (6) & 9 of the Security Interest Enforcement Rules, 2002. Rorrower Name / Amount of Nature of Date of Reserve Description of the Properties mortgaged (F)

Sr. No	Borrower Name/ Loan Account No./ (A)	Amount of Total 0/s as on 22/08/2025 (Excluding Legal & Recovery charges) (B)	Nature of possession (C)	Date of Auction & Time (D)	Reserve Price Rs.(E)	Description of the Properties mortgaged (F)
01	Sima Balasaheb Deshmukh LXPUN00416-170000731	2639768	Physical	12/09/2025 At 11.00 AM	1250000	Flat No· 304, 3rd Floor, Wing No-B, Indira City, Gat No -123, Keshnan Lonikand Road, Keshnand, Wagholi, Pune- 412207.
02	Sumit Rajiv Erandole LXPUN00416-170000831	4050644	Physical	12/09/2025 At 11.00 AM	1250000	Flat No.27, 2nd Floor, Laxmi Kamal Nagari, Milkat No-3303 , Old S N 152,180/18, 180/16a,Phursungi, Taluka- Haveli, Dist- Pune-412308
03	Vipul Vijaykumar Agarwal LXPUN00417-180001956	11730157	Physical	12/09/2025 At 11.00 AM	700000	Flat No.G-1, Ground Floor, Admg.area 400 Sq.ft, Plot No. 166:A, Sr.N 99, Seven Hills Residency Phase II, Shubham Apartment, Village Chard Budruk, Pune-411043
04	Vipul Vijaykumar Agarwal LXPUN00417-180001956		Physical	12/09/2025 At 11.00 AM	700000	Flat No. 102, 1st Floor, Admg.area 400 Sq.ft, Plot No.166:A, Sr.No.99, Seve Hills Residency Phase II, Shubham Apartment, Village Charoli Budruk, Pun 411043
05	Vipul Vijaykumar Agarwal LXPUN00417-180001956		Physical	12/09/2025 At 11.00 AM	700000	Flat No.302 3rd Floor, Admg.area 400 Sq. ft., Plot No.166:A, Sr.No.99, Seve Hills Residency Phase II, Shubham Apartmen ,VillageCharoli Budruk, Pun 411043
06	Deoram Chandrakant Kale LXPUN00417-180001908	4651595	Physical	12/09/2025 At 11.00 AM	700000	Flat No.201, 2nd Floor, Seven Hills Residency Phase II, Shubha Apartments, Plot No. 166-A, Sr. No. 99,Admg.area 400 Sq. ft., Village Chard Budruk,Pune-412105
07	Pravin Kale LXPUN00417-180001205	4126868	Physical	12/09/2025 At 11.00 AM	700000	Flat No.301, 3rd Floor, Seven Hills Residency Phase-2, Shubha Apartments, Private Plot No. 166a, S No.99,Admg.area 500 Sq. ft., Mauji Chroli, Budruk,Takula-Haveli,Dist-Pune.412105
80	Kailas Jagannath Sawant LXPUN00217-180001000	3136341	Physical	12/09/2025 At 11.00 AM	1500000	Flat No. 202, 2nd Floor, Shree Samarth Heights, S. No. 29, Hissa N 2c/2, Mauje- Narhe, Taluka- Haveli,1dist- Pune 411041.
09	Dharmendra Jayavant Nivangune LXPUN00417-180001138	4564382	Physical	12/09/2025 At 11.00 AM	1260000	Flat No. G-1,Ground Floor, Ganraj H Eight- B-Wing Survey No. 11, Hissa N 16/1,Nanded,Taluka: Haveli, District: Pune
10	Sunil Palekar LXPUN00417-180001100	3554503	Physical	12/09/2025 At 11.00 AM	1800000	Flat No.403, 4th Floor, Shree Palace, S No63/1c/3, Lohagon Pune- 41104
11	Rajeeve Jindas Jain LXPUN00116-170000207	5019377	Physical	12/09/2025 At 11.00 AM	3000000	Flat No. 202, (As Per Index II), Flat No. 02, (As Per Sanction Plan), 2ndfloor Ranganiwas, S. No. 41, H. No. 11, Ambegaon kh.,Pune
12	Vijay Parshuram Vangule LXPUN00217-180001504	1789098	Physical	12/09/2025 At 11.00 AM	1200000	Flat No 401, 4th Floor, Shivleela Heights Phase1, S No 75, Hissa No.6/Dhayri, Pune 41,1041
13	Aslam Shah LXPUN01917- 180002233	4700431	Physical	12/09/2025 At 11.00 AM	1400000	Flat No 4, Ground Floor, Bldg C, Savera S No 42,Hissa No 1/8/1/1/3/5/7/9/11, Kondhwa Khurd, Pune-411048
14	Rajkumar Ramlakhan Gupta LNPUN00520-210003916	2285499	Physical	12/09/2025 At 11.00 AM	1250000	Flat No 108-1st Floor Wing No -Dindira City-Gatno 123, Keshnand Wagh Pune-Pune-412207-Maharashtra-India
15	Nagesh Rathod LXPUN00417-180001053	4446858	Physical	12/09/2025 At 11.00 AM	2221000	Flat No.1, Ground Floor, Dattaleela, Village-Hingane, Taluka-Haveli, Dis Pune,411051,Maharashtra
16	Babu Mallappa Vandili LNPUN00420-210003884	1765598	Physical	12/09/2025 At 11.00 AM	1425000	Flat No 3b-3rd Floor Sr No 53-Hissa No 4/1-Nr Mhasoba Building Hadaps Pune-Pune-411028-Maharashtra-India
17	Imran Allabkash Sayyed LXPUN00417-180001101	1917889	Physical	12/09/2025 At 11.00 AM	1750000	Flat No. 502, Fifth Floor, Chishtiya Tower, S. No. 41 Hissa No.3/2/4, Villag-Kondhava Khurd, Tal- Haveli, Dist Pune.411046
18	Chandar Kisan Chavan LNPUN00420-210003729	2804448	Physical	12/09/2025 At 11.00 AM	1700000	Flat No 39-5th Floor Siddhi Tara Palace-Sr no 15 Hissa No 1 Kondhy Dhawade Pune-411023-Maharashtra-India
19	Sandeep Chhagan Ulhalkar LXPUN00317-180001263	1433351	Physical	12/09/2025 At 11.00 AM	755000	Flat No.8, 4th Floor, Datta Krupa Building, Mauje Dhayari, Taluka- Have Dist-Pune,411041
20	Rani Ram Pawar LNPUN00518-190003556	1637804	Physical	12/09/2025 At 11.00 AM	1410000	Flat No 101 1st Floor Darshan Park Kamathe Heights Sr no 126 H no Behind Railway Track Pune 412308
21	Sanket Ramchandra Bhadale LXPUN01917-180001434	968404	Physical	12/09/2025 At 11.00 AM	901000	Flat No.204, Second Floor, Omkar Heights, S. No. 46 Hissá No. 13, Villag Dhayri Taluka Haveli, District Pune, 411041, Maharashtra
22	Shahaji Shahu Dhengale LXPUN00517-180002593	10715350	Physical	30/09/2025 At 11.00 AM	6886400	All that Piece & parcel of Plot no. 7 & 8, 00 H 02 R open land of out of total 0 H 05 R land, situated at old Survey no. 140, New Survey no. 58, H.No. A/1+ Anjani Nagar, Near Gurudwara, Mauje Katraj, Tal- Haveli, Pune - 41104 toghether with the construction constructed thereon
23	Gorakhnath Vitthal Patil LNPUN00219-200003595	1687352	Physical	30/09/2025 At 11.00 AM	1550400	Flat No.105, 1st Floor, Vishwashree Park, Survey No.141,Admg.area 57 Sq.ft,Hissa No.1/2c/1, Sai Shrushti Colony, Vsi Road,Manjari Bk, Tal-Have Pune – 412307
24	Reena Nilesh Thole LXPUN00417-180001109	4518771	Physical	30/09/2025 At 11.00 AM	1503600	Flat No- 301, Admeasuring Total Area 410 Sq. Ft Including Balcony Bu Up, 3rd Floor, 'A' Wing Shivshrushti Apartment, Sr.no22, Hissa No.1b/2/ Behind Poonam Petrol Pump, Village - Mangewadi, Pune 411046
25	Reena Nilesh Thole LXPUN00417-180001109		Physical	30/09/2025 At 11.00 AM	1318400	Flat No-203, Admeasuring Total Area 567 Sq.ft Including Balcony Built U 2nd Floor, 'A' Wing Shivshrushti Apartment, Sr.no22, Hissa No.1b/2/ Behind Poonam Petrol Pump, Village - Mangewadi, Pune 411046

Behind Poonam Petrol Pump, Village - Mangewadi, Pune 411046 Further to this PUBLIC NOTICE for Auction Sale of the above Assets/ properties (in terms and conditions of the SARFAESI, Act 2002 and Rules thereunder) KHFL invites OFFERS in sealed cover/s to purchase the said properties. The terms & conditions of the Auction Sale are as follows:-

30/09/2025

At 11.00 AM

Physical

1. The aforesaid properties shall not be sold below the reserve price mentioned above. 2. Intending bidders are required to deposit Earnest Money Deposit/s (EMD) @ 10% of the above said reserve price, by way of Demand Draft/Online Fund Transfer favoring Khush Housing Finance Pvt. Ltd.

The said Deposit/s shall be adjusted in the case of successful bidder/s, otherwise refunded. The said earnest money deposit/s will not carry any interest.

The offer/s along with the aforesaid Earnest Money Deposit (EMD) should be made in a sealed cover superscripted offer/s to purchase of Properties (Description of Properties) and it should reach the office of Khush Housing Finance Pvt. Ltd., having its Pune Branch Office, Office No. 05, Amar Saket Building, 2nd Floor, Near Natraj Hotel Swargate Chowk, Swargate, Pune-411002.Web: - www.khfl.co.in Email Id- legal@khfl.co.in on or before one day of the Auction date.

That, after opening the tenders the intending bidders who have submitted their bids for not less than the reserve price will be given an Opportunityat the sole discretion of the Authorized Officer to increase the bidding amount. Offers / Tenders so received by the undersigned will be opened and considered on the above mentioned auction dates & time in the presence of attending bidders at the venue situated at

Pune Branch Office, Office No. 05, Amar Saket Building, 2nd Floor, Near Natraj Hotel Swargate Chowk, Swargate, Pune-411002. Web: - www.khfl.co.in Email Id- legal@

The successful bidder/s shall deposit 25% of the amount of sale price, adjusting the EMD paid already, immediately on acceptance of offer by the Authorised officer in respect of the sale. failing which the earnest money deposited shall be forfeited. The balance 75% of the sale price is payable within 15 days from the date of confirmation of the sale solely at the discretion of the Authorized Officer. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited.

8. The Successful bidders shall have to bear all "Pending outgoing i.e., municipal taxes, electricity charges, water charges, stamp duty, registration charges, sales tax (if applicable), if any

and all other incidentals charges, cost including all outgoing relating to the said properties other than the sale price. 9. Inspection of the above said properties can be given on request and as per convenience to the Authorised Officer. 10. Authorised Officer is not bound to accept the highest offer or any or all offers and reserves the right to accept or reject any or all the tenderswithout assigning any reasonthereof.

11. As on date, there is no order restraining & /or court injunction KHFL/the authorized Officer of KHFL from selling, alienating & /or disposing of the above immovable properties/ secured assets.

12. The prospective purchaser/bidder and interested parties may independently take the inspection of title documents of the said properties theretoavailable with the KHFL and satisfy themselves in all respects prior to submission of tender/bid application form or making Offer(s). 13. For any further information please may contact Mr. Sajid Pathan – 9860098740.

Pune

KHUSH HOUSING FINANCE PVT LTD

Authorized officer

Behind Poonam Petrol Pump, Village - Mangewadi, Pune 411046 1218000 Flat No- 505, Admeasuring Total Area 410 Sq. Ft Including Balcony Built

Up. 5th Floor, 'A' Wing Shivshrushti Apartment, Sr.no.-22, Hissa No.1b/2/B.