

Form No. INC-19
Notice

[Pursuant to rule 22 the Companies (Incorporation) Rules, 2014]

1. Notice is hereby given that in pursuance of sub-section 4(ii) of section 8 of the Companies Act, 2013, an application has been made by M/s AMIT SOCIAL FOUNDATION to the Registrar of companies Pune for revocation of the license issued to it U/S 8 of the Companies Act, 2013. After the cancellation of license, the company will be required to add the word "Private Limited" to its name in place of Foundation.

2. Principal objects of the company after the revocation of license as per the provisions u/s 8(4)(ii) of the companies Act, 2013 shall be as follows :

- i. promotion of commerce, art, science, sports, education, research, social welfare, religion, charity, protection of environment or any such other object;
- ii. intends to apply its profits, if any, or other income in promoting its objects;

3. A copy of the draft memorandum and articles of the proposed company may be seen at 96 Suvamarkha Boulevard, Office No. 401, 4th Floor, CTS No. 40B/41, Erandwane, Prabhat Road, Pune - 411004.

4. Notice is hereby given that any person, firm, company, corporation or body corporate, objecting to this application may communicate such objection to the Registrar at Pune within thirty days from the date of publication of this notice, by a letter addressed to "The Registrar of Companies Pune Green Building, PCNTDA Park, 1st and 2nd, Akurdi, Pune - 411044, a copy of which shall be forwarded to the Applicant at 96 Suvamarkha Boulevard, Office No. 401, 4th Floor, CTS No. 40B/41, Erandwane, Prabhat Road, Pune - 411004.

For AMIT SOCIAL FOUNDATION
(Kishor Govind Pato)
DIN: 00367915, Director

PUBLIC NOTICE

Notice is hereby given to inform the public at large that my client i.e. **Mr. Gunderao Venurao Mahamuni & Mrs. Muktabai Gunderao Mahamuni** both residing at SN-84/2B Trimurti Sadan, Saipark, Dighi Pune 411015, are owners of non-agricultural land/plot bearing **Survey No. 84 Hiss No 2A** admeasuring about i.e. **93 Sq. Meters and 46.50 sq. mtrs.** total area admeasuring **139.50 Sq. Mt. of Village Dighi, Taluka: Haveli, District: Pune** and within the limits of Pimpri Chinchwad Municipal Corporation. That said **Mr. Gunderao Venurao Mahamuni & Mrs. Muktabai Gunderao Mahamuni** informed me that Original sale deed dated 26/11/1992 registered in the office of Sub-Registrar **Haveli No. 08 at Sr. No. 759/1992** and **Sale Deed dated 26/11/1992** registered in the office of Sub-Registrar **Haveli No. 08 at Sr. No. 761/1992** which were executed between erstwhile landowners are lost / misplaced by them. Therefore, they had lodged Police Complaint at Vishrantwadi Police Station by filing Online **Lost Report No.: 141444-2025**. If anybody founds the said Deed of Sale along with Index II and RR then return the original deeds to my client or to me on given address.

Pune, Date 23/08/2025

Adv. Vyankatesh Dhanraj Bang
Office: No. 01, Ground Floor, Anushree Heights,
434 Shukrawar peth, Pune, 411 002 Cell : 8459367791

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 provision to Rule 8(6) of the Security Interest (Enforcement) rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of **AAVAS FINANCIERS LIMITED** Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis. The details of the cases are as under.

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagors	Dues As on	Date & Amount of 13(2)Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
KIRANKUMAR SANTOSH JAGATAP, NUTAN DNYANESHWAR PARDESHI (AC NO.) LN8AH01418-190081217	Rs. 1165156/- DUES AS ON 20-08-2025	30 DEC 24 Rs. 1050785/- DUES AS ON 26-DEC-24	31 JUL 25	FLAT NO. 07, 1ST FLOOR, PLOT NO. 23.24, SHANTI DATTA PARK, VALBHA NAGAR, OFF BARAMATI DAUND ROAD, DAUND, PUNE, MAHARASHTRA ADMEASURING 650 SQ. FT.	Rs. 1235000/-	Rs. 123500/-	11.00 AM TO 01.00 PM 27 SEP 2025	OFFICE NO.201, ATHARVA PLAZA, 2ND FLOOR, PUNE SATARA ROAD, DHANKAWADI, PUNE-411043, MAHARASHTRA-INDIA
GANESH LAXMAN VAIDYA, POOJA GANESH VAIDYA (AC NO.) LNSRR17723-240340602	Rs. 957900/- DUES AS ON 20-08-2025	10 JAN 25 Rs. 845371/- DUES AS ON 09-JAN-25	16 JUL 25	GRAM PANCHAYAT MILKAT NO 971 SITUATED AT BELWANDI SHRIGONDA AHMEDNAGAR ADMEASURING 1225 SQ. FT.	Rs. 1202000/-	Rs. 120200/-	11.00 AM TO 01.00 PM 27 SEP 2025	OFFICE NO-8,1ST FLOOR, AMARDEEP COMPLEX,ABOVE LAPTOP BAZAAR, SARJEPURA, AHMEDNAGAR-414001,MAHARAS HTRA-INDIA
MANOJ SITARAM YADAV, NISHA MANOJ YADAV (AC NO.) LNH5R04319-200139135	Rs. 401002/- & Rs. 750632/- DUES AS ON 20-08-2025	10 NOV 21 Rs. 407055/- & Rs. 832375/- DUES AS ON 08-NOV-21	29 JUL 25	GAT NO 132/8/46, ATITHI COLONY, PATHA WASTI, WARD NO 1, SHRIRAMPUR, AHMEDNAGAR, MAHARASHTRA ADMEASURING 5000 SQ. FT.	Rs. 4648928/-	Rs. 464892.8 /-	11.00 AM TO 01.00 PM 27 SEP 2025	GALA NO-204, FIRST FLOOR, DHURUVI LIFE STYLE, MAIN ROAD, SHRIRAMPUR-413709,MAHARAS HTRA-INDIA

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices 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, 1ind Floor, South End Square, Mansarovar Industrial Area, Jaipur-302020 or **Pushpendra Meena-9875896879** or respective branch during office hours. **Note:** This is also a 15/30 days notice under Rule 9(11/8)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 dues are not repaid in full.

Place : Jaipur Date : 24-08-2025

Authorised Officer Aavas Financiers Limited

AU SMALL FINANCE BANK LIMITED (A Scheduled Commercial Bank)

Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001 (CIN:L36911RJ1996PLC011381)

APPENDIX IV [SEE RULE 8(I)] POSSESSION NOTICE

Whereas, The undersigned being the Authorized Officer of the **AU Small Finance Bank Limited (A Scheduled Commercial Bank)** under the "Securitization 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 on the date as mentioned below calling upon the borrowers to repay the amount mentioned in the said notice within 60 days from the date of receipt of the said notice as per the details given in below table:-

Name of Borrower/Co-Borrower/ Mortgagor/Guarantor/Loan A/c No.	13(2) Notice Date & Amount	Description of Mortgaged Property	Date of Possession Taken
(Loan A/c No.) L9001060718521525, Aurelio Recycling Through It's Proprietor Proprietor Aniket Ravindra Rathod (Borrower), Aniket Ravindra Rathod (Co-Borrower & Legal Heir Of Late Shri Ravindra Rathod - Co-Borrower), Smt.Manisha Ravindra Rathod (Legal Heir Of Late Shri Ravindra Rathod - Co-Borrower)	19-Feb-25 Rs. 36,18,738/- Rs. Thirty-Six Lac Eighteen Thousand Seven Hundred Thirty-Eight Only as on 17-Feb-25	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures (Property 1) Property situated at Flat No. 3, Still Floor SR no. 10/1, 'Mangalmurti Apartment' Vill - Savedi, Dist.- Ahmednagar, MH Admeasuring 41.16 Sq. Mtr. East: Rear Merging, West: Side Merging, North: Staircase, South: Entrance And Side Mergine (Property 2) Property situated at Flat No. 4, Still Floor SR no. 10/1, 'Mangalmurti Apartment' Vill - Savedi, Dist.- Ahmednagar, MH. Admeasuring 44.82 Sq. Mtr. East: Staircase And Entrance, West: Front Margin, North: Side Margin, South: Flat No. 5	18-Aug-25
(Loan A/c No.) L9001060823881528, M/S Kalbhairavnath Piving Block Suppliers (Borrower), Smt. Sundarbai Maruti Shewale (Co-Borrower), Smt. Vaishali Arun Shewale (Co-Borrower), Maruti Ganpath Shewale (Co-Borrower)	15-May-25 Rs. 6,51,885/- Rs. Six Lac Fifty-One Thousand Eight Hundred Eighty-Five Only as on 13-May-25	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Gram Panchayat Cts No 75 Cts No 81 Bolhegaon,Dist.- Ahmed Nagar, Maharashtra Admeasuring 650 Sqyds	18-Aug-25
(Loan A/c No.) L9001060720737825, M/S Kalbhairavnath Piving Block Suppliers Through It's Proprietor Smt. Vaishali Shewale (Borrower), Smt. Vaishali Arun Shewale (Co-Borrower), Maruti Ganpath Shewale (Co-Borrower), Smt. Sundarbai Maruli Shewale (Co-Borrower)	15-May-25 Rs. 17,92,293/- Rs. Seventeen Lac Ninety-Two Thousand Two Hundred Ninety-Three Only as on 13-May-25	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures (Property 1) Property Situated At Out Of City Survey No No 75, Milkat No 92. Vill -Vadgaon Gupta, Dist.- Ahmed Nagar, Maharashtra. Admeasuring 49.5 Sq. Mtr. East: CTS No 8177, 78, West: CTS No 76, North: CTS No 74, South: Milkat (Property 2) Property Situated At Out Of City Survey No No 81, Milkat No 95, Vill - Vadgaon Gupta, Dist.- Ahmed Nagar, Maharashtra. Admeasuring 35.6 Sq. Mtr. East: Part Of CTS No 81, West: CTS NO 75, North: Chouk, South: Road	18-Aug-25

The borrower having failed to repay the amount, therefore notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein above mentioned table in exercise of powers conferred on him/her under section 13(4) of the said [Act 2002] read with Rule 8 of the said rule on the date mentioned in the above table. "The borrower's attention is invited to provisions of sub section (8) of section 13 of the Act read with rule 8 (6), in respect of time available, i.e. 30 days from this intimation, to redeem the secured assets."

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **AU Small Finance Bank Limited (A Scheduled Commercial Bank)** for the amount and interest thereon mentioned in the above table.

Date : 22/08/2025
Place : Ahmednagar, Maharashtra

sd/-
Authorised Officer AU Small Finance Bank Limited

HDFC BANK LIMITED

Tel:- 020 25505000 | CIN : L65920MH1994PLC080618 | Website: www.hdfcbank.com

POSSESSION NOTICE

Whereas the undersigned being the Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC).

Whereas the Authorised Officer/s of Housing Development Finance Corporation Limited, under Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices under Section 13 (2) of the said Act, calling upon the following borrower(s) / Legal Heir(s) and Legal Representative(s) to pay the amounts mentioned against their respective names together with interest thereon at the applicable rates as mentioned in the said notices, within 60 days from the date of the said Notice/s, incidental expenses, costs, charges etc till the date of payment and / or realization.

Sr. No.	Name of Borrower (s) Legal Heir(s) and Legal Representative(s)	Outstanding Dues	Date of Demand Notice	Date of Possession	Description of Immovable Property (ies) / Secured Asset (s)
1.	Mr. Doddamani Sidharam Bhaktaraj and Mr. Dodamani Onkar Sidram	Rs. 27,29,254/- as on 28-Feb-2025*	25-Apr-25	20th Aug 2025	Flat No.703, 7th Floor, "Shree Shambhavi Residency" New S.No.123/2/2C (Old S.No.321), Plot No.1, village Majarewadi, Taluka North Solapur, District Solapur.
2.	Other Known and Unknown Legal Heir(S), Legal Representative(S), Successors and Assigns of Ms. Kirte Trishaila Suresh (Borrower) [Since Deceased]	Rs. 24,56,551/- as on 29-Feb-2024*	02-Apr-24	20th Aug 2025	"Plot No.E-24 (area admeasuring 49.76 sq.mt or thereabouts) and Plot No.E-29 (area admeasuring 50 sq.mt or thereabouts), "Bhagyoday (PWD) CHSL", Old S.No. 272, New S.No.18, village Majarewadi, Tal North Solapur, District Solapur".
3.	Mr. Pawar Appasaheb Shivaji and Ms. Pawar Manisha Appasaheb	Rs. 18,72,689/- as on 29-Feb-2024*	02-April-24	20th Aug 2025	"NA Plot Nos.22 and 23 (each Plot area admeasuring 1130 sq.ft.or thereabouts), New S.No.129/2B, Wankar Nagar village Majarewadi, Taluka North Solapur, District Solapur".
4.	Mr. Gaikwad Haridas Prabhu and Ms. Gaikwad Panchafula Haridas	Rs. 16,38,350/- as on 31-Aug-2024*	17-Sept-24	20th Aug 2025	Family Unit / Plot No.36, "Lokmangal Vihar",S.No.93/2A, CTS No.1003/36, Barshi Road, Village Bale, Taluka North Solapur, Solapur.
5.	Mr. Jadhav Vithal Baburao and Ms. Jadhav Sushma Vitthal	Rs. 15,17,027/- as on 31-Aug-2022*	11-Oct-22	20th Aug 2025	Flat No. Carnation B-505, 5th Floor, "Anant Solapur", Wing B, S.No.8/2, PratapNagar., Tal. North Solapur, Dist Solapur.
6.	Mr. Sale Jayant Tanaji and Ms. Sale Vidya Jayant	Rs. 12,63,068/- as on 31-Aug-2022*	11-Oct-22	20th Aug 2025	Flat No.Carnation B/108, 1st Floor, "Anant Solapur" , Building Carnation, Wing B, S.No.8/2, village Pratapnagar, Tal & Dist Solapur.
7.	Mr. Aglave Balaji Tukaram and Ms. Aaglave Monika Balaji	Rs. 22,60,322/- as on 28-Feb-2025*	25-April-25	20th Aug 2025	Flat No.6, 2nd Floor, "Jijau Vihar Apartment", Gat No.659/1/B, Plot No.47, Village & Taluka Mohol, Solapur.
8.	Mr. Mokashe Niranjan Dilip	Rs. 14,80,868.26/- as on 28-Feb-2025*	22-March-25	19th Aug 2025	Flat-502,5th Floor, Balaji Regency, Plot 56/S No 1531/- A/3+4+5+6, Balaji Villas Nagar, Kasba, Solapur -2 , Akkalkot Road, Solapur- 413001.
9.	Mr. Sharma Lovekesh, Ms. Sharma Priyanshi Lovekesh and Anahita Retail	Rs. 27,60,772.72/- as on 31-Jan-2025*	20-Feb-25	22nd Aug 2025	Flat No- 403, 4th Floor, Mahavir Natura Type B1 Terrain Building, S. No 99, H No 2+3, S No 99, H No 2+3, Vadgaon Maival, Pune-410506.
10.	Mr. Tabe Vishal Chandrashekhar	Rs. 14,64,643.95/- as on 28-Feb-2025*	22-March-25	22nd Aug 2025	Flat-206,2nd Floor, Shree Apartment, Plot 31/S No 60/31,63/3/1, Reino Colony, Talegaon Chakan, Road, Talegaon Dabhade, Pune, 410507.

*with further interest as applicable, incidental expenses, costs, charges etc incurred till the date of payment and / or realisation.

However, since the borrower/s / Legal Heir(s) and Legal Representative(s) mentioned hereinabove have failed to repay the amounts due, notice is hereby given to the borrower/s / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and to the public in general that the Authorised Officer/s of HDFC Bank Limited have taken ** possession of the immovable property (ies) / secured asset(s) described herein above in exercise of powers conferred on him/them under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned above.

The borrower(s) / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the aforesaid Immovable Property (ies) / Secured Asset(s) and any dealings with the said Immovable Property (ies) / Secured Asset(s) will be subject to the mortgage of HDFC Bank Ltd

Borrower(s) / Legal Heir(s) / Legal Representative(s) attention is/are invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured asset/s.

Copy of the Panchanama drawn and inventory made (if applicable) are available with the undersigned, and the said Borrower(s) / Legal Heir(s) / Legal Representative(s) is / are requested to collect the respective copy from the undersigned on any working day during normal office hours.

NOTE: This notice is published on 24th August 2025 in Financial Express edition & Loksatta edition.

Place : Pune Date : 24th August 2025

Branch Office: HDFC Bank Limited, Office No. 601 to 608, Sixth Floor, Godrej Eternia C, Wing B, Wakdevadi, Shivajinagar, Pune 411005.

Regd. Office: HDFC Bank Limited, HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400013.

For HDFC Bank Limited
Sd/-
Authorised Officer
020 25505000

ADITYA BIRLA HOUSING FINANCE LIMITED

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362266
Branch Office: Aditya Birla Housing Finance Ltd , 1st Floor Lohia Jain Arcade , S No. 106 , Near Chaturshring Temple Senapati Bapat Road , Pune-411016

1. ABHFL Authorized Officer : Kiran Jadhav - 9960777000
2. Auction Service Provider (ASP) :- M/S e-Procurement Technologies Pvt. Ltd. (AuctionTiger) Mr. Ram Sharma - Contact No. 8000023297 & 9265562819

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Whereas the Authorized Officer of **Aditya Birla Housing Finance Limited**/Secured Creditor had taken possession of the following Secured assets pursuant to notice issued under Sec. of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) for recovery of the secured debts of the secured creditor, for the dues as mentioned herein below with further charges and cost thereon from the following Borrowers and Co. Borrowers. Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the **Aditya Birla Housing Finance Limited**/Secured Creditor, the possession of which has been taken by the Authorized Officer of Aditya Birla Housing Finance Limited/Secured Creditor, will be put to sale by auction on "As is where is", "As is what is", and "Whatever there is" Basis.

Sr. No.	Name of the Borrowers & Co-Borrowers	Description of Properties Secured Assets	Amount as per Demand Notice	Reserve Price	EMD	Last EMD Date	Date of E-Auction
1.	SUKDEO RAMKISAN DEORE & TEJASHRI SUDAM BHORKADE	All That Piece And Parcel Of Flat No. 203, Admeasuring about Carpel Area 41.52 Sq. Meter (447 Sq. Ft.), Terrace-6 Sq. Meter (65 Sq. Ft.) Area Of Flat, On The Second Floor Of Building And Further Together With The Exclusive Right Of User Of One Small Covered Car Parking No-3 Space Situated On The Ground Floor In The Scheme "S2 Iris, Constructed On Land Bearing Plot No.35 Out Of Layout Of Land Bearing Gat No 862, (Old Gat. No. 863) And Plot No.36, Situated At Village: Wagholi, Taluka: Haveli, District: Pune And Within The Limits Of Grampanchayat Wagholi, Taluka Panchayat Wagholi, Zilla Parishad, Pune And Within The Registration Sub-District Haveli Of District Pune, Maharashtra-412207, And Bounded As: East: By Plot No. 41 And 42, Out Of Sanctioned Layout, West: By Internal Road, North: By Plot No. 37, Out Of Sanctioned Layout, South: By Plot No. 34, Out Of Sanctioned Layout.	INR 2114153.37/- (Rupees Twenty One Lakhs Fourteen Thousand One Hundred Fifty Three and Paise Thirty Seven Only)	INR 3740000/- (Rupees Thirty Seven Lakhs Forty Thousand Only)	INR 374000/- (Rupees Three Lakhs Seventy Four Thousand Only)	27-09-2025	29-09-2025
2.	IRFAN ISRAIL KHAN & MRS. PARVIN MOHAMMAD SHAIKH & AK CRANE SERVICES	All That Piece And Parcel Of The Flat No. B/1004 On The Tenth Floor Admeasuring Area Of About 64.38 Sq. Mtrs Carpet & Attached Terraces Admeasuring Area Of About 8.87 Sq. Mtrs. Along With Covered Car Parking In The Building No. B Known As "Se-ene" Con-Structured On Land Bearing S.No. 32 Hissa No. 11b And S.No. 32 Hissa No. 11c, Situated At Village Pisoli, Pune Within The Limits Of Pune Zilla Parishad & Panchayat Samiti Haveli, Pune And Grampanchayat Pisoli And Within The Jurisdiction Of Sub Registrar Haveli, Pune And Bounded As Follows: East: By Land Of S.No.32, Hissa No.10 Belonging To Mr.Dagadu Yepre, West: By Land Of S.No.32, Hissa No.10, And Wall Compound Belong To Mr.Mohan Bajaj, North: By Remaining Land Of S.No.32, Hissa No.11B, And Land Of S.No.32, Hissa No.11a, Belonging To Mr.Parshuram Wagh, South: By Land Of S.No.32, Hissa No.10, Belonging To Mr.Dagadu Yepre.	INR 3668616.14/- (Rupees Thirty Six Lakhs Sixty Eight Thousand Six Hundred Sixteen and Paise Fourteen Only)	INR 4727800/- (Rupees Forty Seven Lakhs Twenty Seven Thousand Eight Hundred Only)	INR 472780/- (Rupees Four Lakhs Twenty Seven Thousand Seven Hundred Eighty Only)	27-09-2025	29-09-2025
3.	RUBEN SHIVAJI SATHE & MRS. JYOTI SHIVAJI SATHE	All That Piece And Parcel Of Flat No 302, 3rd Floor, Wing D, "Twin Towers", Constructed On S.No 106/1,106/2,106/3 S. B Patil School Road Ravet, Pune 412104, Having Carpet Area Admeasuring 69.21 Sq. Mtrs., Along With En-Closed Balcony Area Admeasuring 9.87 Sq. Mtrs., Attached Terrace Area 9.27 Sq. Mtrs., Utility Balcony Area Admeasuring 2.38 Sq. Mtrs. Along With Car Parking In Wing-D, And Bounded As Follows: East: Flat No. 303, West: Road, North: Open Space, South: Flat No. 301.	INR 7081408/- (Rupees Seventy Lakhs Eighty One Thousand Four Hundred Eight Only)	INR 8946000/- (Rupees Eighty Nine Lakhs Forty Six Thousand Only)	INR 894600/- (Rupees Eighty Nine Lakhs Ninety Four Thousand Only)	27-09-2025	29-09-2025
4.	DEVAKEE ARVIND SHAH, SHAILAJA ARVIND SHAH AND D A FOODS	All That Piece And Parcel Of Shop No. Bs-1 On The Ground Floor, Area Admeasuring 247 Sq. Fts., I.E. 23 Sq. Mtrs.(Carpel Area), Along With Mezzanine Floor Area Admeasuring 123 Sq. Fts., I.E. 11.4 Sq. Mtrs. (Carpel Area), In The Building Known As "Sadashiv Apartments", Constructed On Final Plot No. 530/1, Corresponding Cts No. 1145, Situated At Opp. Shivajinagar Police Ground, Fc Road, Shivajinagar, Registration Sub-District Taluka: Haveli, District: Pune, Maharashtra- 411004, And Bounded As: East: Forgusson College Road, West: Plot Of Shirole Brothers, North: Bunglow And Flats In Dr. Ghaisai's Plot, South: 30' Wide Colony Road.	INR 7139721/- (Rupees Seventy One Lakhs Thirty Nine Thousand Seven Hundred Twenty One Only)	INR 10915000/- (Rupees One Crore Nine Lakhs Fifteen Thousand Only)	INR 1091500/- (Rupees Ten Lakhs Ninety One Thousand Five Hundred Only)	27-09-2025	29-09-2025

For detailed terms and conditions of the sale, please refer to the link provided in Aditya Birla Housing Finance Limited/Secured Creditor's website i.e. <https://homefinance.adityabirlacapital.com/properties-for-auction-under-sarfaesi-act> or i.e. <https://sarfaesi.auctiontiger.net>

Date:- 24.08.2025
Place:- Pune

Sd/- Authorized Officer
Aditya Birla Housing Finance Limited

AXIS BANK LTD.

Registered Office : Axis Bank Ltd., "Trishul" -3rd floor, Opp. Samartheshwar Temple, Near Law Garden, Ellisbridge, Ahmedabad -380006, Branch Office : Axis Bank Ltd., Sterling Plaza, Ground floor, Opp. Sai Seivices Petrol Pump, J.M Road, Pune-411004.

POSSESSION NOTICE [RULE 8(1)]

Whereas, The undersigned being the Authorized Officer of the **Axis Bank Ltd.**, Under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with **Rule3** of the Security Interest (Enforcement) Rules, 2002 issued a demand notices on the dates mentioned below, calling upon the borrowers / Co-borrowers / Guarantors / mortgagors, as per details given below, to repay the amounts mentioned in the respective Notices within **60 days** from the date of the respective notice. The borrowers / Co-borrowers / Guarantors / mortgagors, having failed to repay the amount, notice is hereby given to the borrowers / Co-borrowers / Guarantors / mortgagors and the public in general that the undersigned has taken **Physical / Symbolic Possession** of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act, read with Rule, 6 & 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned below. The borrowers / Co-borrowers / Guarantors / mortgagors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Axis Bank Ltd.**, for amounts mentioned below. The borrower's attention is invited to the provisions of Sub Section (8) of Section 13 of the SARFAESI Act, 2002 in respect of time available, to redeem the secured assets.

Sr.No.	Name & Address of Borrowers / Co-borrowers / Mortgagors / Guarantors	Outstanding Amount (Rs.)
1)	1) Kalpna Shashikant Wandre , Flat No.1111, 11th Floor, Vitthal Capital, Jadhavwadi, Chikhali, Tal.Haveli, Dist.Pune - 412105. Also at : C/O R P Borbole, Gat No.1445, Shri Ram Housing Society, Mhetre Wasti, Dist.Pune -411062. Also at : At Post.Mangaon, Tal.Chandgad, Dist.Kolhapur-416507.	Rs. 25,68,068/- (Rupees Twenty Five Lakh Sixty Eight Thousand Sixty Eight Only) amount as on 25/04/2024 & together with further contractual rate of interest from 26/04/2024 thereon till the date of payment, the aforesaid amount and incidental expenses, costs, charges etc. incurred / to be incurred until the date of payment.
Date of Demand Notice : 27/04/2024		Date of Physical Possession : 21/08/2025
Description of Immovable Properties : All that piece and parcel of Flat No.1111, on 11th Floor, admeasuring Carpet area 37.55 Sq. Mtrs. + Terrace area 6.56 Sq. Mtrs., of the Project known as "Vitthal Capital", constructed on Gat No.247, 248, 250, 255, 256, Situated at Village - Chikhali, Tal.Haveli, Dist.Pune and within the limits of Pimpri Chinchwad Municipal Corporation and owned by Kalpna Shashikant Wandre and bounded as per Building Plan.		
2)	1) Ajinkya Dilip Ghadge 2) Nirmala Dilip Ghadge 3) Dilip Annaso Ghadge, All R/o.A/p. Hanumanwadi, Imnangon, Mandavgan Road, Pune, Maharashtra-412210 Also at : R/o. Flat No.202, 2nd Floor, Building No.1/C, "Vanalika Paradise", bearing Gat No.124, Pirangut, Tal.Mulshi, Dist.Pune, Maharashtra-412115.	Rs. 20,35,866/- (Rupees Twenty Lakh Thiry Five Thousand Eight Hundred Sixty Six Only) being the amount due as on 22/04/2025 together with further contractual rate of interest thereon till the date of payment, the aforesaid amount and incidental expenses, costs, charges etc. incurred / to be incurred until the date of payment.
Date of Demand Notice : 24/04/2025		Date of Symbolic Possession : 21/08/2025
Description of Immovable Properties : All the piece and parcel of Flat No.202, admeasuring area 355 Sq. Ft. i.e. 32.98 Sq. Mtrs. Carpet along with attached terrace admeasuring 32 Sq. Ft. i.e. 2.97 Sq.Mtrs., situated on Second Floor, along with Car Parking Space situated in the Building No.1/C, in the scheme known as "Vanalika Paradise" constructed on the land bearing Gat No.124 (Old Gat No.121), situated at Village Pirangut, Tal.Mulshi, Dist.Pune.		
3)	1) Rushikesh Dipak Pawar 2) Vijaya Deepak Pawar (Guarantor), Both R/o. Flat No.704, 7th Floor, Aarambh, S.No.320, Next to Aditya Nisarg, Mulshi Road, Pirangut, Pune-412115. Also at : 1000, Manthan Nivas House, Laxmi Road, Pirangut Camp, Pirangut, Pune-412115. Also at : Yadavwadi, Kati, Pune-413120	Rs. 22,46,570/- (Rupees Twenty Two Lakh Forty Six Thousand Five Hundred Seventy Only) being the amount due as on 23/05/2025 together with further contractual rate of interest thereon till the date of payment, the aforesaid amount and incidental expenses, costs, charges etc. incurred / to be incurred until the date of payment.
Date of Demand Notice : 29/05/2025		Date of Symbolic Possession : 21/08/2025
Description of Immovable Properties : All that piece and parcel of Flat No.704 on 7th Floor, having carpet area admeasuring 432 Sq. Ft. i.e. 40.13 Sq. Mtr., Adjacent terrace area admeasuring 40 Sq. Ft. i.e. 3.71 Sq. Mtr. along with one open car parking space. The project/scheme known as "Aarambh", constructed on the land bearing Gat No.320 situated at village Pirangut, Taluka,Mulshi, District,Pune		
4)	1) Sumeet Ajit Pawar 2) Ajit Bhaskarrao Pawar (Guarantor), Both R/o. Flat No.905, 9th Floor, Wing A3, Phase 2, Rohan Ananta Phase 2, Sr.No. 125, Hissa No.1B/1, Tathwade, Taluka,Mulshi, Pune - 411033. Also at : Vivanta Primera, Flat No. 304, Undri Chowk, Wadachi Wadi Road, Near Sanjivani Medical, Undri, Pune-411060. Also at : C/o Ajit Bhaskarrao Pawar, Dhule Road, Kranti Nagar, Amalner, Jalgaon - 425401.	Rs. 45,21,138/- (Rupees Forty Five Lakh Twenty One Thousand One Thiry Eight Only) being the amount due as on 23/05/2025 together with further contractual rate of interest thereon till the date of payment, the aforesaid amount and incidental expenses, costs, charges etc. incurred / to be incurred until the date of payment.
Date of Demand Notice : 29/05/2025		Date of Symbolic Possession : 21/08/2025
Description of Immovable Properties : All that piece and parcel of Flat No.905 on 9th Floor in Wing A3, having carpet area admeasuring 52.73 Sq.		