

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
AND
In the matter of **SOFTKOASH SOLUTIONS PRIVATE LIMITED**
(CIN: U72302NP2020PT0191124)
having its Registered Office at
OFFICE NO 18-A, FOURTH FLOOR, A BUILDING, CITY VISTA, SR. NO. 53/2A/1, KHARADI, VIMAN NAGAR, PUNE, MAHARASHTRA-411014
..... Applicant Company / Petitioner
NOTICE is hereby given to the General Public that the Company proposes to make an application to the Central Government under section 13 of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the Company in terms of the Special Resolution passed at the Extra Ordinary General Meeting held on **16th July, 2025** to enable the Company to change its Registered office from "State of Maharashtra" to the "State of Haryana".
Any person whose interest is likely to be affected by the proposed change of the registered office of the Company may deliver either on the **MCA-21 portal (www.mca.gov.in)** by **filing investor complaint form** or cause to be delivered or send by registered post of his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition to the **Regional Director, Western Region**, at the address, **Everest, 5th Floor, 100 Marine Drive, Mumbai-400002** within fourteen days from the date of publication of this notice with a copy to the Applicant Company at its Registered Office at the address mentioned below:-
SOFTKOASH SOLUTIONS PRIVATE LIMITED
OFFICE NO 18-A, FOURTH FLOOR, A BUILDING, CITY VISTA, SR. NO. 53/2A/1, KHARADI, VIMAN NAGAR, PUNE, MAHARASHTRA-411014
For & on behalf of
SOFTKOASH SOLUTIONS PRIVATE LIMITED
Sd/-
MANOJ KUMAR
(DIRECTOR)
DIN: 00867633
Date : 22.07.2025 | Place : Pune


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
AND
In the matter of **NIGRAHA REALTIES PRIVATE LIMITED**
(CIN: U70109NP2020PT0197350)
having its Registered Office at **SHOP NO 333, S/O. 64/A/3/1 ULTIMA BUSINESS CENTER, NEAR SHANTI NAGAR SOCIETY, KONDHWA BK, PUNE, PUNE CITY, MAHARASHTRA-411048**
..... Applicant Company / Petitioner
NOTICE is hereby given to the General Public that the Company proposes to make an application to the Central Government under section 13 of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the Company in terms of the Special Resolution passed at the Extra Ordinary General Meeting held on **16th July, 2025** to enable the Company to change its Registered office from "State of Maharashtra" to the "State of Haryana".
Any person whose interest is likely to be affected by the proposed change of the registered office of the Company may deliver either on the **MCA-21 portal (www.mca.gov.in)** by **filing investor complaint form** or cause to be delivered or send by registered post of his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition to the **Regional Director, Western Region**, at the address, **Everest, 5th Floor, 100 Marine Drive, Mumbai-400002** within fourteen days from the date of publication of this notice with a copy to the Applicant Company at its Registered Office at the address mentioned below:-
NIGRAHA REALTIES PRIVATE LIMITED
SHOP NO 333, S/O. 64/A/3/1 ULTIMA BUSINESS CENTER, NEAR SHANTI NAGAR SOCIETY, KONDHWA BK, PUNE, PUNE CITY, MAHARASHTRA-411048
For & on behalf of
NIGRAHA REALTIES PRIVATE LIMITED
Sd/-
MANOJ KUMAR
(DIRECTOR)
DIN: 00867633
Date : 22.07.2025 | Place : Pune

**Corrigendum**
Pune East Zone : Jananagmal Building, 2nd Floor, S. No. 7A/2, Hadapsar Industrial Estate, Hadapsar, Pune-411 013.
This is with reference to the Sale notice of properties, published in Financial Express and Loksaatta Pune editions on 19/07/2025. This is to notify to public in general to note that the date of sale of properties is incorrectly mentioned as 19/06/2024, whereas it should be read as For Lot No. 1 to 76 - Date of E-Auction : 04/08/2025 and For Lot No. 77 to 109 - Date of E-Auction : 20/08/2025, between 11:00 a.m. to 05:00 p.m."
All other details remain unchanged."
Authorised Officer

Public Notice
NOTICE REGARDING LOST CERTIFICATE(S) OF RELIANCE INDUSTRIES LIMITED. We, ASHWIN ULHAS WAGH and YADURAJ ULHAS WAGH, registered holder(s) of the under mentioned shares held in above said certificate(s) have been untraceable and We are in process of applying to the Company for issue of duplicate certificate(s). Any person having claim in respect of the said shares should lodge such claims with the Company's registered address within 15 days from the date of the notice, else the company will proceed to issue duplicate certificate (s) and no further claim will be entertained by the Company thereafter. **Folio No: 034615870, Security Certificate No (No. of securities held), Distinctive No From - To:**
602464691 (116 x4), 002207948883-002207949046; **4458801** (20), 72385319-72385338; **4458802** (20), 72385339-72385358; **7558035** (7), 147616479-147616485; **7558036** (11), 147616486-147616496; **10485614** (12), 187691879-187691890; **12904254** (12), 259210140-259210151; **53703863** (50), 1258086084-1258086133; **53703864** (18), 1258086134-1258086151; **53703865** (14), 1258086152-1258086165; **66720116** (328), 6881320864-6881321191
Sd/-
Ashwin Ulhas Wagh & Yaduraj Ulhas Wagh
Date : 20/07/2025 | Place : Pune

**POSSESSION NOTICE (for Immovable property)**
Whereas, the undersigned being the authorized officer of the **Bank of India, Fergusson Road Branch** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a **demand notice dated 16/05/2025** calling upon the borrower **Mr. Deepak Udhav Mangwani and Mrs. Gitika Deepak Mangwani** to repay the amount mentioned in the notice being **Rs.11,02,304.41 (contractual dues upto the date of notice) up to date unchanged interest** within 60 days from the date of receipt of the said notice.
The borrower's having failed to repay the amount, notice is hereby given to the borrower 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 sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on this the **16th July 2025**. The borrower in particular and the public in general is hereby cautioned not to deal with the assets and any dealings with the assets will be subject to the charge of the **Bank of India** for an amount of **Rs.11,03,304.41 and interest thereon w.e.f 30/04/2025**.
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.
This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.
Description of the Immovable Property
All that part and parcel of the property consisting of Flat No. 8, located at 4th and 5th Floor, Runwal Shirin Apartment, Plot No. 22, Bhosalenagar, S.No.134/1A, CTS No. 2712 A/1, Shivajinagar, Pune-411016 (Maharashtra) admeasuring built up area of Flat of 1818 sq.ft. & attached terrace area of 516 sq.ft. along with Car Parking No. 3 & 4 having area of 247 sq.ft. in the joint name of Mr. Deepak Udhav Mangwani & Mrs. Gitika Deepak Mangwani. **Bounded On the North by: Open Space, On the South by: Open Space, On the East by: Terrace of Apt. No. 7, On the West by: Open Space**
Date : 16/07/2025
Place : Pune
Authorised Officer,
(Bank of India, F C Road Branch)

Public Notice
UNDER BYE-LAW 34 OF THE REGISTERED BYE LAWS OF THE MARVEL ZEPHYR CHS LTD.
PUBLIC NOTICE is hereby given under Bye Law 34 of the Registered Bye Laws of Marvel Zephyr Co-operative Housing Society Ltd, Having its office at: S. No. 66, Hissa no.1, Kharadi, Pune, that Mr. Jaysinh Moraji Merchant, Mr. Haridas Moraji Merchant and Mr. Krishnaraj Moraji Merchant was the bonafide members of the Marvel Zephyr Co-operative Housing Society Ltd. and the owners/holders of Flat No.1101, Building no.F, 11th Floor (Eleventh Floor) in the said society. That Mr. Jaysinh Moraji Merchant died on 11/04/2015 at Mumbai, without making any nomination. That his daughter named **Dweepa Jaysinh Merchant** applied for transmission of shares and holding for ownership in the society. The society hereby invites Claims or objections from her or legal heirs or other claimants/objectors to the transfer of the said Shares and interest of the deceased Member in the Capital / property of the Society within a period of **10 (Ten) days** from the publication of this notice, with copies of such documents and other proofs in support of his/her/their claims/objectors for transfer of Shares and interest of the deceased member in the claims property of the Society. If no claims/objectors are received within the period prescribed above, the Society shall be free to deal with the Shares and the interest of the deceased member in the capital / property of the Society in such manner as is provided under the byelaws of the society. The claims /objections, if any, received by the Society for transfer of shares and interest of the deceased member in capital / property of the Society shall be dealt with in the manner provided under the bye-laws of the Society. A copy of the registered bye-laws of the Society is available for inspection by the claimants /objectors, in the office of the society/ with the Secretary of the society between 10.30 AM to 6.00 PM from the date of publication of the notice till the date of expiry of this Period.
THIS IS LEGAL PUBLIC NOTICE GIVEN AS PER THE DIRECTIVE PRINCIPLES UNDER BYE LAW 34 OF THE SOCIETY FOR CLAIMING OBJECTS FROM MEMBERS AND PUBLIC AT LARGE REGARDING TRANSFER OF THE SHARES OF DECEASED MEMBER OF THE SOCIETY.
Sd/-
For and on behalf of
Marvel Zephyr Co-op Housing Society Ltd.
Katraj, Pune.
Adv. K. R. Khade
Office no.4, 3rd floor, Shree Chambers, Behind Shivajinagar Dist. & Session Court, Shivajinagar, Pune-5, Mob:9970617938

**POSSESSION NOTICE (for Immovable property)**
Whereas, the undersigned being the authorized officer of the **Bank of India, Fergusson Road Branch** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a **demand notice dated 16/05/2025** calling upon the Borrower **M/s. Inpharm Services, Proprietor Mr. Deepak Udhav Mangwani** and joint property owner and Guarantor **Mrs. Gitika Deepak Mangwani** to repay the amount mentioned in the notice being **Rs. 2,49,15,019.86 (contractual dues upto the date of notice) up to date unchanged interest** within 60 days from the date of receipt of the said notice.
The borrower's having failed to repay the amount, notice is hereby given to the borrower 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 sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on this the **16th July 2025**. The borrower in particular and the public in general is hereby cautioned not to deal with the assets and any dealings with the assets will be subject to the charge of the **Bank of India** for an amount of **Rs.2,41,41,933.86 and interest thereon w.e.f.21/04/2025**.
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.
This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.
Description of the Immovable Property
All that part and parcel of the property consisting of Flat No. 8, located at 4th and 5th Floor, Runwal Shirin Apartment, Plot No. 22, Bhosalenagar, S.No.134/1A, CTS No. 2712 A/1, Shivajinagar, Pune-411016 (Maharashtra) admeasuring built up area of Flat of 1818 sq.ft. & attached terrace area of 516 sq.ft. along with Car Parking No. 3 & 4 having area of 247 sq.ft. in the joint name of Mr. Deepak Udhav Mangwani & Mrs. Gitika Deepak Mangwani. **Bounded On the North by: Open Space, On the South by: Open Space, On the East by: Terrace of Apt. No. 7, On the West by: Open Space**
Date : 16/07/2025
Place : Pune
Authorised Officer,
(Bank of India, F C Road Branch)

Public Notice
UNDER BYE-LAW 34 OF THE REGISTERED BYE LAWS OF THE MARVEL ZEPHYR CHS LTD.
PUBLIC NOTICE is hereby given under Bye Law 34 of the Registered Bye Laws of Marvel Zephyr Co-operative Housing Society Ltd, Having its office at: S. No. 66, Hissa no.1, Kharadi, Pune, that Mr. Jaysinh Moraji Merchant, Mr. Haridas Moraji Merchant and Mr. Krishnaraj Moraji Merchant was the bonafide members of the Marvel Zephyr Co-operative Housing Society Ltd. and the owners/holders of Flat No.1101, Building no.F, 11th Floor (Eleventh Floor) in the said society. That Mr. Haridas Moraji Merchant died on 01/10/2019 at his home in Mumbai, without making any nomination. That his son named **Mr. Milind Haridas Merchant** applied for transmission of shares and holding for ownership in the society. The society hereby invites Claims or objections from her or legal heirs or other claimants/objectors to the transfer of the said Shares and interest of the deceased Member in the Capital / property of the Society within a period of **10 (Ten) days** from the publication of this notice, with copies of such documents and other proofs in support of his/her/their claims/objectors for transfer of Shares and interest of the deceased member in the claims property of the Society. If no claims/objectors are received within the period prescribed above, the Society shall be free to deal with the Shares and the interest of the deceased member in the capital / property of the Society in such manner as is provided under the byelaws of the society. The claims /objections, if any, received by the Society for transfer of shares and interest of the deceased member in capital / property of the Society shall be dealt with in the manner provided under the bye-laws of the Society. A copy of the registered bye-laws of the Society is available for inspection by the claimants /objectors, in the office of the society/ with the Secretary of the society between 10.30 AM to 6.00 PM from the date of publication of the notice till the date of expiry of this Period.
THIS IS LEGAL PUBLIC NOTICE GIVEN AS PER THE DIRECTIVE PRINCIPLES UNDER BYE LAW 34 OF THE SOCIETY FOR CLAIMING OBJECTS FROM MEMBERS AND PUBLIC AT LARGE REGARDING TRANSFER OF THE SHARES OF DECEASED MEMBER OF THE SOCIETY.
Sd/-
For and on behalf of
Marvel Zephyr Co-op Housing Society Ltd.
Katraj, Pune.
Adv. K. R. Khade
Office no.4, 3rd floor, Shree Chambers, Behind Shivajinagar Dist. & Session Court, Shivajinagar, Pune-5, Mob:9970617938

**POSSESSION NOTICE (for Immovable property)**
Whereas, the undersigned being the authorized officer of the **Bank of India, Fergusson Road Branch** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a **demand notice dated 16/05/2025** calling upon the Borrower **M/s. Inpharm Services, Proprietor Mr. Deepak Udhav Mangwani** and joint property owner and Guarantor **Mrs. Gitika Deepak Mangwani** to repay the amount mentioned in the notice being **Rs. 2,49,15,019.86 (contractual dues upto the date of notice) up to date unchanged interest** within 60 days from the date of receipt of the said notice.
The borrower's having failed to repay the amount, notice is hereby given to the borrower 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 sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on this the **16th July 2025**. The borrower in particular and the public in general is hereby cautioned not to deal with the assets and any dealings with the assets will be subject to the charge of the **Bank of India** for an amount of **Rs.2,41,41,933.86 and interest thereon w.e.f.21/04/2025**.
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.
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Date : 16/07/2025
Place : Pune
Authorised Officer,
(Bank of India, F C Road Branch)

Public Notice
UNDER BYE-LAW 34 OF THE REGISTERED BYE LAWS OF THE MARVEL ZEPHYR CHS LTD.
PUBLIC NOTICE is hereby given under Bye Law 34 of the Registered Bye Laws of Marvel Zephyr Co-operative Housing Society Ltd, Having its office at: S. No. 66, Hissa no.1, Kharadi, Pune, that Mr. Jaysinh Moraji Merchant, Mr. Haridas Moraji Merchant and Mr. Krishnaraj Moraji Merchant was the bonafide members of the Marvel Zephyr Co-operative Housing Society Ltd. and the owners/holders of Flat No.1101, Building no.F, 11th Floor (Eleventh Floor) in the said society. That Mr. Haridas Moraji Merchant died on 01/10/2019 at his home in Mumbai, without making any nomination. That his son named **Mr. Milind Haridas Merchant** applied for transmission of shares and holding for ownership in the society. The society hereby invites Claims or objections from her or legal heirs or other claimants/objectors to the transfer of the said Shares and interest of the deceased Member in the Capital / property of the Society within a period of **10 (Ten) days** from the publication of this notice, with copies of such documents and other proofs in support of his/her/their claims/objectors for transfer of Shares and interest of the deceased member in the claims property of the Society. If no claims/objectors are received within the period prescribed above, the Society shall be free to deal with the Shares and the interest of the deceased member in the capital / property of the Society in such manner as is provided under the byelaws of the society. The claims /objections, if any, received by the Society for transfer of shares and interest of the deceased member in capital / property of the Society shall be dealt with in the manner provided under the bye-laws of the Society. A copy of the registered bye-laws of the Society is available for inspection by the claimants /objectors, in the office of the society/ with the Secretary of the society between 10.30 AM to 6.00 PM from the date of publication of the notice till the date of expiry of this Period.
THIS IS LEGAL PUBLIC NOTICE GIVEN AS PER THE DIRECTIVE PRINCIPLES UNDER BYE LAW 34 OF THE SOCIETY FOR CLAIMING OBJECTS FROM MEMBERS AND PUBLIC AT LARGE REGARDING TRANSFER OF THE SHARES OF DECEASED MEMBER OF THE SOCIETY.
Sd/-
For and on behalf of
Marvel Zephyr Co-op Housing Society Ltd.
Katraj, Pune.
Adv. K. R. Khade
Office no.4, 3rd floor, Shree Chambers, Behind Shivajinagar Dist. & Session Court, Shivajinagar, Pune-5, Mob:9970617938


**AUCTION NOTICE**
Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002
Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of **AAVAS FINANCIERS LIMITED** Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" basis. The details of the cases are as under:

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagors	Dues As on	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
SHANKAR RAMESH MAHAROLIA, RENUKA SHANKAR MAHAROLIA, SHANKAR RAMESH MAHAROLIA (AC NO.) LNAHH01418-190096121	Rs. 18,32,562.00/- DUES AS ON 16 JULY 2025	6 JUL 22 Rs. 1660913/- DUES AS ON 5 JUL 22	6 JUN 25	PLOT NO- 69/70/2, S. No. 246/1 BHINGAR, NAGAR, AHMEDNAGAR, MAHARASHTRA ADM. 42.25 SQ. MTRS	Rs. 1885000/-	Rs. 188500/-	11.00 AM TO 01.00 PM 25 AUG 2025	OFFICE NO-8, 1ST FLOOR, AMARDEEP COMPLEX, ABOVE LAPTOP BAZAAR, SARJEPURA, AHMEDNAGAR-414001, MAHARASHTRA-INDIA
RINAJ RIYAJ AATAR, RIYAJ ABBAS AATAR (AC NO.) LKNKH17523-24036904	Rs. 19,58,347.00/- DUES AS ON 16 JULY 2025	7 FEB 25 Rs. 1844455/- DUES AS ON 3 FEB 25	16 JUN 25	FLAT NO.G-1 ON GROUND FLOOR S P RESIDENCY ON R.S. NO.139 AT VITA, TALUKA KHANAPUR AND DISTRICT SANGLI MAHARASHTRA ADMESURING 69.70 SQ. FTS. SUPER BUILTUP	Rs. 2231250/-	Rs. 223125/-	11.00 AM TO 01.00 PM 25 AUG 2025	STILT FLOOR, SHIVRATAN APARTMENT, SHOP NO. M-1, COLLEGE CORNER, SANGLI-416416, MAHARASHTRA-INDIA
ROHIT VISHANU MANGADKAR, VISHNU MANGADKAR, VISHNU MANGADKAR, BAYAKKA VISHANU MANGADKAR (AC NO.) LNKOL17523-240313267	Rs. 42,74,614.00/- DUES AS ON 16 JULY 2025	10 DEC 24 Rs. 3952542/- DUES AS ON 5 DEC 24	12 JUN 25	PROPERTY NO. 01- PROPERTY BEARING FLAT NO. 502 SITUATED ON FIFTH FLOOR OF THE APARTMENT BUILDING KNOWN AS "MAHALAXMI SANKUL-B WING" WHICH IS CONSTRUCTED ON R. S. NO. 44/5/1/2 (ITS OLD R. S. NO. 44/5) SITUATED AT BADYACHIWADI-GADHINGLAI, TAL. GADHINGLAI, DIST. KOLHAPUR MAHARASHTRA & PROPERTY NO. 02- PROPERTY BEARING FLAT NO. 503 SITUATED ON FIFTH FLOOR OF THE APARTMENT BUILDING KNOWN AS "MAHALAXMI SANKUL-B WING" WHICH IS CONSTRUCTED ON R. S. NO. 44/5/1/2 (ITS OLD R. S. NO. 44/5) SITUATED AT BADYACHIWADI-GADHINGLAI, TAL. GADHINGLAI, DIST. KOLHAPUR MAHARASHTRA ADMESURING PROPERTY NO. 01- 34.01 SQ. MTRS. & PROPERTY NO. 02- 34.01 SQ. MTRS.	Rs. 4802400/-	Rs. 480240/-	11.00 AM TO 01.00 PM 25 AUG 2025	SHOP NO. 109,1ST FLOOR, REVOLUTION, E-WARD, STATION ROAD, KOLHAPUR-416001, MAHARASHTRA-INDIA
BHIMRAJ RAMBHAU DHOKANE, RUPALI BHIMRAJ DHOKANE, SUKHOVE RAMDAS DHOKANE, YAMUNA SUKHOVE DHOKANE (AC NO.) LNHRS04319-200114003 GUARANTOR : MAHENDRA RAMESH GADAKH (AC NO.) LNHRS02917-180066730	Rs. 5,23,885.00/- & Rs. 11,04,066.00/- DUES AS ON 16 JULY 2025	8 JUL 24 Rs. 414236/- & Rs. 894539/- DUES AS ON 4 JUL 24	11 JUN 25	MILKAT NO.3442, GAT NO-511, UMBRE,TAL-RAHURI, DIST-AHMEDNAGAR, MAHARASHTRA ADMESURING 500 SQ. FEET	Rs. 1460000/-	Rs. 146000/-	11.00 AM TO 01.00 PM 25 AUG 2025	OFFICE NO-8, 1ST FLOOR, AMARDEEP COMPLEX, ABOVE LAPTOP BAZAAR, SARJEPURA, AHMEDNAGAR-414001, MAHARASHTRA-INDIA

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribbling "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 from 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, 1st 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(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 : 22-07-2025
Authorised Officer Aavas Financiers Limited

Indian Express
JOURNALISM OF COURAGE
I arrive at a conclusion not an assumption. Inform your opinion with detailed analysis.
For the Indian Intelligent.

**HINDUJA HOUSING FINANCE LIMITED**
Corporate Office at 167-169, 2ND Floor, Little Mount, Saidapet, Chennai - 600015. (Tamil Nadu) E-mail ID: auction@hindujahousingfinance.com
[Public Notice For E-Auction Cum Sale (Appendix – IV A) (Rule 8(6) & 9 (1))]
Sale of Immovable property mortgaged to Hinduja Housing Finance Limited (HHF) Corporate Office at 167-169, 2ND Floor, Little Mount, Saidapet, Chennai - 600015. (Tamil Nadu) and Branch office at **Manikchand Galleria Building, 1st Floor, DIP Bangla Chowk, Towards Senapati Bapat Road, Pune Maharashtra- 411016** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 [hereinafter "Act"], whereas the Authorized Officer ("AO") of HHF, had taken the **Symbolic/Physical** possession of the following property/ies pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts does, the Sale will be done by the undersigned through e-auction platform provided at the website: www.bankauctions.com.

Date of Inspection of property 04-08-2025 11.00 hrs -14.00 hrs	EMD Last Date 21.08.2025 till 5 pm.	Date/ Time of E-Auction 22.08.2025 11:00 hrs-13:00 hrs.
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Sr. No.	Borrower(s) /Co-Borrower(s)/ Guarantor(s) / Loan Account Number	Description of the Immovable property / Secured Asset	Date of Possession	Reserve Price (RP)
1.	1. Mr. RATILAL JAGTAP (Borrower) 2. Mr. PRATIBHA JAGTAP (Co-Borrower) Loan Account Number – MH/PNE/PUNE/A000000231 & MH/PNE/PUNE/A000000602 Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only)	Symbolic Possession Survey No./ Extent SR No.215, Total Extent 2 R, Door No HISS NO.23A, Location like name of the place, village, city, registration, sub- district etc. NORTHEN SIDE AREA , admeasuring 2 R Situated at Phursimg, Tal- Haveli, Dist- Pune. Boundaries for Totally 1759 Sq.ft land with Building. East of : ROAD, West of : SR.NO.265, South of : Property of Mr.More, North of : Property of Mr.Nikilaje. Admeasuring - 1759 Sq.ft. (Total Extent - 1759 sq.ft.) With all easement rights and pathway.	10/03/2023 Total Outstanding as on Date Rs. 27,65,930.00/- up to 23-01-2022 EMD Rs. 268528/-	
2.	1. Mr. Sunanda Yadav (Borrower) 2. Mr. PRASAD YADAV (Co-Borrower) Loan Account Number – MH/PCM/PCM/A000000044 Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only)	Symbolic Possession All that PIECE and PARCEL of FLAT NO. 26, B WING, ON THE SECOND FLOOR OF THE BUILDING KNOWN AS "PARASMANI" ADMEASURING AREA ABOUT 630 SQ. FT. LE 58.55 SQ. MTRS BUILT UPAREA (WITH IS INCLUSIVE OF THE AREAS OF BALCONIES TERRACES ETC.) BUILT ON LAND BEARING S. NO. 45 HASA NO. 1A/7A/18/2A/1 SITUATED AT VILLAGE WARE, TAL. HAVELI, DIST. PUNE AND WITHIN THE LIMITS PUNE. MUNICIPAL CORPORATION AND WITHIN THE LIMITS OF SUB- REGISTRAR HAVELI AND THE SAID LAND IS BOUNDED AS FOLLOWS: EAST - BY S. NO. 45 HASA NO. 1A/7A/18/2A/2 PROPERTY OF PIMPRI, SURVEIL, NORTH - BY S. NO. 45/1, WEST - BY S. NO. 45/1 HASA NO. 1A/7A/18/2A/2 PROPERTY OF SURVEIL, NORTH - BY S. NO. 45/1 ROAD	19/01/2024 Total Outstanding as on Date Rs. 11,70,161/- up to 22-08-2023 EMD Rs. 293230/-	
3.	1. Mr. VITHAL KARUDEKAR (Borrower) 2. Mr. VAIBHAV KARUDEKAR (Co-Borrower) 3. Mr. VAISHALI KARUDEKAR (Co-Borrower) Loan Account Number – MH/PCM/PCM/A000000284 Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only)	Symbolic Possession ALL THAT PIECE AND PARCEL OF PROPERTY OF SURVEY NO. 136/3, AREA. ADMEASURING ABOUT 00H00 SQ. FT. OF TOTAL AREA ADMEASURING ABOUT 00H3R ALONG WITH STANDING STRUCTURE THEREON SITUATED AT VILLAGE- BARAMATI TAL-BARAMATI, DIST-PUNE WITHIN THE LIMITS BARAMATI NAGARPANISHAD AND WITHIN THE JURISDICTION OF SUB REGISTRAR OFFICES IN TALUKA BARAMATI PUNE. (HERE IN AFTER REFERRED TO AS THE SAID LAND). THE BOUNDARIES OF THE LAND AREAS FOLLOWS: EAST: BY 5 FEET ROAD, WEST: BY PROPERTY OF MR. GORE, NORTH: BY PROPERTY MR. SHIVAJI MASARIKAR, SOUTH: BY PROPERTY OF MR. UDOHAV.	19/05/2025 Total Outstanding as on Date Rs. 6,60,357/- up to 17-12-2022 EMD Rs. 87264/-	
4.	1. Mr. KISHOR MOHITE (Borrower) 2. Mr. VAISHALI MOHITE (Co-Borrower) Loan Account Number – MH/PNE/BHMT/A000000076 Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only)	Symbolic Possession ALL THAT PIECE AND PARCEL OF LAND BEARING GRAM PANCHAYAT MILKAT NO. 325, GAT NO. 64/2 AREA ADMEASURING 00H2H. OF TOTAL AREA ADMEASURING ABOUT 00H4R SITUATED AT VILLAGE- PAREWADI TAL- KARMAJA, DIST- SOLAPUR WITHIN THE LIMITS OF GRAM PANCHAYAT PAREWADI AND WITHIN THE JURISDICTION OF SUB-REGISTRAR OFFICE IN TALUKA KARMAJA, SOLAPUR. (HERE IN AFTER REFERRED TO AS THE SAID LAND). THE BOUNDARIES OF SCHEDULE PROPERTY IS AS FOLLOWS: EAST: BY PROPERTY OF MR. NARDEVE MOHITE, WEST: BY PROPERTY OF MR. RAJENDRA MOHITE, NORTH: BY REMAINING LAND OF GAT NO. 64/2, SOUTH: BY ROAD	09/06/2025 Total Outstanding as on Date Rs. 17,10,192/- up to 17-12-2022 EMD Rs. 265001/-	
5.	1. Mr. SHAHAJI JADHAV (Borrower) 2. Mrs. RESHMA JADHAV (Co-Borrower) 3. Mr. VITTHAL JADHAV (Co-Borrower) Loan Account Number – MH/SLP/SLP/A000000771 Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only)	Symbolic Possession ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING GRAMPANCHAYAT MILKAT NO. 421/HAVING SERIAL NO. 100 ADMEASURING 1610 SQ.FT ALONG WITH CONSTRUCTION THEREON SITUATED AT GRAM PANCHAYAT AT. BAIKAWADI, TAL. MADHA, DIST. SOLAPUR AND SCHEDULE PROPERTY IS BOUNDED AS: EAST: PROPERTY OF RAVSAHEB JAGANATH SURVE, WEST: ROAD, SOUTH: PROPERTY OF NAVNATH SUKHDEVE SATHE, NORTH: PROPERTY OF MADHVI VITTHAL JADHAV/JAGTAP.	20/05/2025 Total Outstanding as on Date Rs. 1470119/- up to 18-01-2025 EMD Rs. 2702400/-	
6.	1. Mr. PANKAJ SHINDE (Borrower) 2. Mr. INDRAMATI SHINDE (Co-Borrower) 3. Mr. VIJAYSHIN SHINDE (Co-Borrower) Loan Account Number – MH/SLP/SLP/A000000523 Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only)	Symbolic Possession ALL THAT PIECE AND PARCEL OF PROPERTY ALONG WITH CONSTRUCTION BEARING GRAMPANCHAYAT MILKAT NO. 31/AREA ADMEASURING 1575 SQ. FT. (ALONG WITH CONSTRUCTION OVER IT). SITUATED AT MOUJI, RAMNASEE TAL. NORTH SOLAPUR & DIST SOLAPUR AND SCHEDULE PROPERTY IS BOUNDED AS: EAST- LAND OF MANOHAR SHINDE, WEST- ROAD, SOUTH: LAND OF BAPURAO SHINDE, NORTH: LAND OF SATYAWAN SHINDE	12/06/2025 Total Outstanding as on Date Rs. 92,8743/- up to 15-02-2025 EMD Rs. 17716	