



**AAVAS FINANCIERS LIMITED**  
(Formerly known as Au HOUSING FINANCE LIMITED) (CIN:L65922RJ2011PLCO34297)  
Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

**AUCTION NOTICE**

Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of **AAVAS FINANCIERS LIMITED** (Formerly known as "Au HOUSING FINANCE 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.
RUSHIKESH WADIKAR, Mrs. ARATI RUSHIKESH WADIKAR Guarantor : Mr. SUNIL PRABHAKAR LIKHE (Ac No.) LNHDP00318-190094000	Rs. 1,878,070.00/- Dues as on 26 Feb 2024	Rs. 1463208/- Dues as on 24 Jul 21	24 Jul 23	FLAT NO. 504, 5TH FLOOR, YASHWANT PARK, S.NO. 215/3/1, BEHIND IBM, CANAL ROAD, FURSUNGI, PUNE, M.H., Adm. 407.25 Sq. Ft.	Rs. 1377792/-	Rs. 137779/-	11.00 AM TO 01.00 PM 30 Mar 2024	OFFICE NO.201, ATHARVA PLAZA, 2ND FLOOR, PUNE SATARA ROAD, DHANKAWADI, PUNE- 411043, MAHARAS HTRA-INDIA

**Terms & Conditions:** 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribing "Tender Offer for name of the property" on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED (Formerly known as "Au HOUSING FINANCE 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 30 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 therefor. 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 (Formerly known as "Au HOUSING FINANCE LIMITED") 201,202, 1Ind Floor, South End Square, Mansarovar Industrial Area, Jaipur-302020 or **Sadik Ali Siddiqui – 7073470482** or respective branch during office hours. **Note:** This is also a 15/30 days notice under Rule 9(1)(8)(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their outstanding dues are not repaid in full.

**Place : Jaipur      Date : 27-02-2024**

**Authorised Officer Aavas Financiers Limited**

**NOTICE**  
**Force Motors Ltd.**  
Registered Office: Mumbai - Pune Road, Akurdi, Pune, Maharashtra - 411035

NOTICE is hereby given that the certificate[s] for the under mentioned securities of the Company has/have been lost/misplaced and the holder[s] of the said securities/ applicant[s] has/have applied to the Company to issue duplicate certificate[s].

Any person who has a claim in respect of the said securities should lodge such claim with the Company at its Registered Office within 15 days from this date, else the Company will proceed to issue duplicate certificate[s] without further intimation.

Name[s] of holder[s] [and Jt. holder[s], if any]	Kind of Securities and face value	No. of Securities	Folio No	Certificate No	Distinctive number[s]
ANJALI ANIRUDDHA GOKHALE / LATE ANIRUDDHA MANOHAR GOKHALE	Equity RS. 10/-	200	A000952	61519-61522	6544006-6544205

[Name[s] of holder[s] / Applicant[s]]  
**ANJALI ANIRUDDHA GOKHALE  
LATE ANIRUDDHA MANOHAR GOKHALE**

[Place] – **PUNE**  
[Date] – **26/02/2024**

**PUBLIC NOTICE**

All the people are hereby informed by this Public Notice that **SHAKEEL DURAZI**, residing at 401, Anuraag Apartments, 67/D Bhulabhai Desai Road, Breach Candy, Cumballa Hill, Mumbai – 400026, who is the owner of the Flat, which is more particularly described in the "Schedule of the Property" written hereunder, is negotiating to sell the said Flat, to my client/s and he has assured my client/s that the said Flat is free from all encumbrances of whatsoever nature and that he has a clean, clear and marketable title in the said Flat.

If any person has any right, title or interest in the said Flat by way of Lease, Gift, Charge, Lien, Sale, Exchange, Loan, Mortgage or in any other way, he/she should inform me **within 7 days**, in writing from the date of publishing this Public Notice, along with the related original documents, showing his/her right, title or interest in the said Flat.

Otherwise my client/s shall complete the transaction, presuming that the said Flat is free from all encumbrances and no body has any right, title or interest in the said Flat and all such prior claims, if any, have been waived by the respective persons, and my client shall not be responsible in any way, if any objection is raised afterwards.

**SCHEDULE OF THE SAID PROPERTY**

All that piece and parcel of **Flat No. 605**, along with **Terrace**, situated on the **Sixth Floor**, along with covered **Car Parking Space No. 16** situated on the upper level, in **A Wing**, in **"Dorabjee Paradise"**, situated at Survey No. 25/5/2/15, 25/5/2/11, 25/5/2/11/12, 25/5/2/11/12/3, 25/5/2/11/13/8, 25/5/2/11/12/4, 25/5/2/11/13/1, 25/6, 25/7A, 26/9C, **Mohammadwadi**, Pune, within the limits of Pune Municipal Corporation, and situated within the Registration Sub District Taluka Haveli, District Pune, along with proportionate 0.65% undivided share in the common areas, amenities and facilities appurtenant thereto.

Pune, Date : 26/02/2024

**H. L. HEMRAJANI (Advocate)**  
Office : Kalpataru Plaza, B-212, 2nd Floor,  
224, Bhawani Peth, Pune - 411 042. (Ph. No. 26387101)



**YES BANK YES BANK LIMITED**

Registered Office: Yes Bank House, Western Express Highway, Santacruz (E), Mumbai, 400055  
Branch Office: YES Bank Ltd., Plot No.69/4, 3<sup>rd</sup> Floor, Mutha Sumphony, Law College Road, Erandwane, Pune 411004

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

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

Sr. No.	Loan Account No. / Cust. ID	Name of Borrower & Co-Borrowers, Guarantors, Mortgagor & Security Provider	Total claim amount as per 13(2) notice	Date of 13(2) Notice/NPA Date
1	AFH000801571562	Agwane Shankar Somnath, Laxmi Shankar Agawane	Rs. 16,04,857.60/-	19-01-2024 13-11-2023

**Secured Asset:** Flat No. B4-802, 8th Floor, Building/Wing-B, "Triveni Trikanya Phase 1", Gat No. 513, 515, 516, 517 & 525, Situated at Village- Tulapur, Tal.- Haveli, Dist.-Pune-412216

2	AFH000800977776	Avinash Yeshwant Pawar, Vidya Avinash Pawar	Rs. 2,57,069.07/-	19-01-2024 14-12-2023
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**Secured Asset:** Flat No. 4, Ground Floor, "Meghana Co-Operative Housing Society Limited", Survey No.37 to 45, Plot No. 404, Situated at Village- Talegaon Dabhade, Tal.- Maval, Dist.-Pune-410506

3	AFH000800738246	Balkrishna M Kamble, Meera Maruti Kamble	Rs. 19,58,922.28/-	15-01-2024 14-12-2023
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**Secured Asset:** Flat No.602, 6th Floor, Building No-A, "Nisarga Sparsh" S. No. 181, Hissa No.3/1 & 3/2, Situated at Village- Vadgaon, Tal.- Maval, Dist.-Pune-412106

4	HLN000800763053	Deepak Tiwari, Rashmi Tiwari	Rs. 91,29,909.83/-	23-01-2024 14-12-2023
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**Secured Asset:** Flat/Apartment E1-1302, 13th Floor, "Riverdale Residences-I", Survey No.16/1, & 17/5, Situated at Village- Kharadi, Tal.- Haveli, Dist.-Pune-411014, Along with One Car Parking Space No.E1-1302

5	AFH000800518241	Geeta Anmol Punjabi, Anamol Panjabi	Rs. 12,55,727.19/-	22-01-2024 14-12-2023
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**Secured Asset:** Flat No.407, Fourth Floor, Building E-Hercules in project known as "Nakshatra", Gat No.690, Situated at Village- Koregaon Bhima, Tal.- Shirur, Dist.- Pune -412216

6	AFH000800624089	Imran Shafi Shaikh, Meenaz Imran Shaikh	Rs. 13,59,518.26/-	31-01-2024 13-11-2023
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**Secured Asset:** Flat No. 306 on 3rd Floor, Building No.2, Project knowns as "Vascon Good Life", Gat No.78 to 80 & 132 to 135, Situated at Mauje Katavi, Tal.- Maval, Dist.- Pune-410507

7	AFH000800878926	Kuber Narsing Shinde, Vannamala Narsing Shinde	Rs. 40,18,010.51/-	19-01-2024 13-11-2023
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**Secured Asset:** RCC Construction (Ground + First Floor) admeasuring 1207 Sq. Ft. on S. No.18, Hissa No. 5/1 having its area about 00H02R, Situated at Village- Ambegaon, Tal.- Haveli, Dist.-Pune-411046

8	AFH000801194938	Mahadev Dattatray Khedkar, Jayshree Mahadev Khedkar	Rs. 20,66,313.77/-	19-01-2024 13-12-2023
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**Secured Asset:** Flat No. 206, 2nd Floor, "Green Nest Residency", Gat No. 58/Plot/5, Situated at Village- Shikrapur, Tal.- Shirur, Dist.-Pune-412216

9	AFH004300786036	Narayandatta Dindayal Upadhyay, Sangita Devi Narayandatta Upadhyay	Rs. 16,80,491.44/-	19-01-2024 01-12-2023
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**Secured Asset:** Flat No. 27, Fourth Floor, Building No.2B, C.T.S. No.20417/6, Situated at Village- Shahapur Ichalkaranji, Tal.- Hatkanangale, Dist.-Kolhapur-416115

10	AFH0008008486860	Rajesh Dilip Pimpri, Vimal Dilip Pimpri	Rs. 27,23,496.68/-	19-01-2024 03-10-2023
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**Secured Asset:** Flat No. 405, 4th Floor, Wing-B, "Vaishnavi Homes", Gat No. 79, Situated at Village- Marunji, Tal.- Haveli, Dist.-Pune-411057

11	AFH000801329698	Ravina Ravindra Dongare, Nilesh Nirvutti Mate	Rs. 19,83,099.62/-	19-01-2024 01-12-2023
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**Secured Asset:** Flat No.902, 9th Floor, Wing No.A, "Panchawati Co-Operative Housing Society Ltd.", Gat No. 1904, 1912, Situated at Village- Chakan, Tal.-Khed, Dist.-Pune-410501

12	AFH004301179481, AFH004300741000	Rohan Vilas Potdar, Janhavi Rohan Potdar	Rs. 18,46,262.85/-	18-01-2024 02-11-2023
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**Secured Asset:** Flat No.603, 6th Floor, "Rudra Heritage", bearing R.S.No. 1122/1/A/2 Pal, Situated at Village- Kasaba Karveer, within the local limits of Kolhapur Municipal Corporation, Tal. & Dist.- Kolhapur -416006

13	HLN000800835737	Sanjay Ramli Rathod, Snehal Sanjay Rathod	Rs. 25,32,686.01/-	23-01-2024 14-12-2023
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**Secured Asset:** Flat A-708, 7th Floor, Building/Wing No. A, "Swapnagandha", Survey No.15, Hissa No.7/2, Situated at Village- Khadakwasla, Tal.- Haveli, Dist.-Pune-411023

14	AFH000801092605	Santosh Dattatray Kambale, Jyoti Uddhav Shinde (Wife of Santosh Dattatray Kambale)	Rs. 19,85,885.76/-	15-01-2024 05-06-2023
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**Secured Asset:** Flat No.403, 4th Floor, Building No. A-3, Hinjawadi Hills Phase I Co. Op. Housing Society Ltd. (Xrbia Hinjewadi Co. Op. Housing Society Ltd), S. No. 38/2, 38/3, 39, 56 & 57, Situated at Village- Dattawadi (Nere), Tal.- Mulshi, Dist.-Pune-412108

15	AFH000800858105	Shaikh Jamaluddin Samiulla, Rajiyabanu Jamaluddin Shaikh	Rs. 23,41,065.85/-	31-01-2024 13-11-2023
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**Secured Asset:** Flat No. 213 & 214, Second Floor, Building - H, "Neeta Nagar Co-Operative Housing Society", GLR S.No. 27/607(A), Situated at Village - Khadki, Tal.- Haveli, Dist. - Pune - 411003

16	MOR000800715945	Shree Gajanan Tyres, Suresh Mohanlal Nahar, Kamala Mohanlal Nahar, Parag Suresh Nahar	Rs. 84,29,752.46/-	30-01-2024 14-12-2023
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**Secured Asset:** Flat No. 321 & 322, 3rd Floor, City Park Co-Op. Housing Society Ltd, S. No. 586 Bibwewadi, Market Yard, Tal.- Haveli, Dist.-Pune

17	HLN000801187016	Sainath Jagatkar & Budhrani Seema (W/o Sainath Jagatkar)	Rs. 50,38,455.64/-	23-01-2024 14-12-2023
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**Secured Asset:** Apartment/Flat -104, First Floor, Building/Tower No. H, "Sector R-10/ Avenue- 10/, (Universe) Phase-F", Survey No.124, Situated at Village- Jambhe, Nere & Marunji, Tal.- Mulshi, Dist.-Pune-411033, One Covered car parking space

18	HLN000801101355, HLN000801100174	Sainath Jagatkar & Budhrani Seema (W/o Sainath Jagatkar)	Rs. 28,45,777.00/-	23-01-2024 14-12-2023
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**Secured Asset:** Flat No. 306, Second Floor, "The Mehta Chambers Co-Operative Housing Society Ltd", Survey No.415, Hissa No.2B & 3B Situated at Village- Bhosari, Tal.- Haveli, Dist.-Pune-411026, and within the local limits of Pimpri Chinchwad Municipal Corporation

19	HLN000801089831, HLN000801089847	Sainath Jagatkar & Budhrani Seema (W/o Sainath Jagatkar)	Rs. 61,01,855.73/-	23-01-2024 14-12-2023
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**Secured Asset:** Flat-302 & 307, Second Floor, "The Mehta Chambers Co-Operative Housing Society Ltd", Survey No.415, Hissa No.2B & 3B, City Survey No.2337, Situated at Village-Bhosari, Tal.- Haveli, Dist.-Pune-411026

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

Sd/-  
**Date : 26.02.2024**  
**Place : Pune**

(Authorized Officer)  
**YES BANK Limited**



**ADITYA BIRLA CAPITAL**  
INDIAN RATING AGENCY LIMITED

**ADITYA BIRLA HOUSING FINANCE LIMITED**  
Registered Office- Indian Rating Compound, Veraval, Gujarat – 362266  
Branch Office- G-Corp Tech Park, 8th floor, Kasar Wadavali, Ghodbunder Road, Thane, MH-400601

**DEMAND NOTICE** (under Rule 3 (1) of Security Interest (Enforcement) Rules, 2002)  
**SUBSTITUTED SERVICE OF NOTICE U/s 13 (2) OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.**

Notice is hereby given to the borrowers as mentioned below that since they have defaulted in repayment of the Credit facility availed by them from **Aditya Birla Housing Finance Limited (ABHFL)**, their loan accounts have been classified as **Non-Performing Assets** in the books of the Company as per RBI guidelines thereto. Thereafter, ABHFL has issued demand notices under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) on the last known addresses of the said borrowers thereby calling upon and demanding from them to repay the entire **outstanding amount** together with further interest at the contractual rate on the aforesaid amount and incidental expenses, cost, charges etc. as stated in the said demand notices. However, the demand notice is also being served by way of publication, as per Rule 3 of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules):

Sr. No.	Name and Address Borrower/ Co-Borrower and Guarantor / Co-Guarantor & Loan A/C No.	NPA Date	Date of Demand Notice	Amount due as per Demand Notice /as on Date
1	<b>1. MR. BHAGWAT RAJENDRA ZARKAR</b> 805, 8th Floor, Wing-F, Tanish Pearls, Gat No: 509p, Charholi, Tal-Haveli, Dist:-Pune; <b>Mrs. ANITA RAJENDRA ZAKAR</b> 805, 8th Floor, Wing-F, Tanish Pearls, Gat No. 509p, Charholi, Tal-Haveli, Dist:-Pune, Maharashtra-42105 3. <b>MR. BHAGWAT RAJENDRA ZARKAR</b> 467/2623, Sant Tukaram Nagar, Pimpri, Pune City, Sant Tukaram Nagar, Opp Dyp Patil Hospital, Pimpri P S O, Pune, Maharashtra-411018 4. <b>MRS. ANITA RAJENDRA ZAKAR</b> 467/2623, Sant Tukaram Nagar, Pimpri, Pune City, Sant Tukaram Nagar, Opp Dyp Patil Hospital, Pimpri P S O, Pune, Maharashtra-411018 5. <b>MRS. ANITA RAJENDRA ZAKAR</b> At Po-Jamkhed, Pimpri, Pune City, Tekale Wasti, Rameshwar Hospital, Jawal, Ahmednagar, Maharashtra-413201 Loan Account No. LNPUNPHL-03230162579, LNPUNPHL-03230162585&LNPUNPHL-03230162586	01.02.2024	19.02.2024	Rs. 27,36,981.19/- (Rupees) Twenty Seven Lakh Thirty Six Thousand Nine Hundred Eighty One and Nineteen Paise Only by way of outstanding principal, arrears (including accrued late charges) and interest till 16.02.2024.
2	<b>1. SUMIT SAMBAHAJI MHETRE</b> Flat No. A2-606, 6th Floor, Wing -A2, Aishwaryam Hamara Phase 2, Gat No. 94, Plot No. 01, Dehu Alandi Road, Chikhali, Pune, Maharashtra-412114 2. <b>DIPALI CHANMAL REVE</b> Flat No. A2-606, 6th Floor, Wing -A2, Aishwaryam Hamara Phase 2, Gat No. 94, Plot No. 01, Dehu Alandi Road, Chikhali, Pune, Maharashtra-412114 3. <b>SUMIT SAMBAHAJI MHETRE</b> Sr No. 329/29, Galli No. 01, Pawar Nagar, Near Balaji Lawns, Old Sangvi Aundh Camp, Pune, Aundh Camp, Pune, Maharashtra-411027 4. <b>SUMIT SAMBAHAJI MHETRE</b> C/O Mphasis Limited 1,34th Floor, A Wing-5, Tower Iv, Cybercity, Magarpatta, Hadapsar, Pune, Maharashtra-411028 5. <b>DIPALI CHANMAL REVE</b> Sr No. 329/29, Galli No. 01, Pawar Nagar, Near Balaji Lawns, Old Sangvi Aundh Camp, Pune, Aundh Camp, Pune, Maharashtra-411027 6. <b>SUMIT SAMBAHAJI MHETRE</b> Sr No. 329/45, Galli No. 01, Pawar Nagar, Near Balaji Lawns, Old Sangvi Aundh Camp, Pune, Aundh Camp, Pune, Maharashtra-411027 7. <b>DIPALI CHANMAL REVE</b> Sr No. 329/45, Galli No. 01, Pawar Nagar, Near Balaji Lawns, Old Sangvi Aundh Camp, Pune, Aundh Camp, Pune, Maharashtra-411027 Loan Account No. LNPUNPHL-02210086214	08.02.2024	21.02.2024	Rs. 17,79,963.39/- (Rupees) Seventeen Lakh Seventy Nine Thousand Nine Hundred Ninety Three and Thirty Nine Paise Only by way of outstanding principal, arrears (including accrued late charges) and interest till 12.02.2024.
3	<b>1. AMOL PANDA KONDHALKAR</b> Flat No.807, 8th Floor, Building No. B, Shree Jalaram Park, Gat No. 494, Plot No. 1 To 12 & 19 To 37, Charholi Pune, Maharashtra-41205 2. <b>HEERABAI PANDA KONDHALKAR</b> Flat No.807, 8th Floor, Building No. B, Shree Jalaram Park, Gat No. 494, Plot No. 1 To 12 & 19 To 37, Charholi Pune, Maharashtra-41205 3. <b>AMOL PANDA KONDHALKAR</b> Flat No. 8, Gajanan Smriti, 8th Floor, Sr No 755, Shukrawar Peth, Gajanan Smriti, Nr. Shah Clinic, Pune City, Pune, Maharashtra-411002 4. <b>HEERABAI PANDA KONDHALKAR</b> Flat No. 8, Gajanan Smriti, 8th Floor, Sr No 755, Shukrawar Peth, Gajanan Smriti, Nr. Shah Clinic, Pune City, Pune, Maharashtra-411002 5. <b>AMOL PANDA KONDHALKAR</b> Jyotiba Seva Mandal Chawl, Maharashtra Nagar, T.F. Donar, Mumbai, Durga Mata Mandir, Mumbai City, Maharashtra-400088 6. <b>AMOL PANDA KONDHALKAR</b> C/O Avani Industries Sr. No. 424, Kaljewadi Charoli, Alandi Road, Pune, Maharashtra-412105 7. <b>HEERABAI PANDA KONDHALKAR</b> Jyotiba Seva Mandal Chawl, Maharashtra Nagar, T.F. Donar, Mumbai, Durga Mata Mandir, Mumbai City, Maharashtra-400088 Loan Account No. LNPUNPHL-10210104315 & LNPUNPHL-10210104316	01.02.2024	22.02.2024	Rs. 15,45,978/- (Rupees) Fifteen Lakh Forty Five Thousand Nine Hundred Seventy Eight Only by way of outstanding principal, arrears (including accrued late charges) and interest till 21.02.2024.

**DESCRIPTION OF IMMOVABLE PROPERTY/PROPERTIES MORTGAGED:** All That Piece And Parcel Of The Apartment/ Flat No: A2-606, Of The Type 1 BHK Of Rera Carpet Area Admeasuring 25.68 Sq. Mtrs. T.E: 276.42 Sq. Ft., On Sixth Floor In Building No: A2, Being Constructed In The Aishwaryam Hamara Phase-II, Situated At Gat No. 94, And As Per Sanctioned Layout Plot No. 01, Village Chikhali, Taluka Haveli, District Pune, Situated Within The Registration District Of Pune, Registration Sub-District Of Taluka Haveli, Situate Within The Revenue Limits Of Tahsil Haveli And Situated Within The Limits Of Pimpri-Chinchwad Municipal Corporation, And Within The Local Limits Haveli, Pune, Maharashtra-412105, And Bounded By: North- Open Space, East – Duct Flat No. 607, West- Flat No. 806, South- 5 Wing.

**DESCRIPTION OF IMMOVABLE PROPERTY/PROPERTIES MORTGAGED:** All That Piece And Parcel Of Residential Flat No: 807, In Building No. "B", On 8th Floor, Admeasuring Having Carpet Area Of 34.12 Sq. Mtrs. + Sanctioned Enclosed Balcony Having Area Of 4.34 Sq. Mtrs., Type 1 BHK And Exclusive Terrace Area Admeasuring 5.64 Sq. Mtrs., And Dry Balcony Area 3.31 Sq. Mtrs., Shree Jalaram Park, On Land And Portion Of An Area Admeasuring About 7124.18 Sq. Mtrs., Consisting Of Plot Nos. 1 To 12 And Plot No. 19 To 37 And Open Space, Internal Roads But Excluding An Area Admeasuring About 525.71 Sq. Mtrs., Consisting Of Plot Nos. 13 To 18 And Amenity Space Area Admeasuring About 1350.11 Sq. Mtrs. Out Of Gat No. 494, Totally Admeasuring About 9000 Sq. Mtrs. At Village Charholi Khurd, Taluka Khed, District Pune Within The Limits Of Gram Panchayat Charholi Khrd, Taluka Panchayat Samiti, Khed, Zilla Parishad, Pune And Within The Jurisdiction Of Sub-Registrar, Khed-A, Maharashtra-412105, And Bounded By: North - Flat No. B-806, East- Open To Sky, West- Common Passage & Flat No. B-808, South- Common Duct And Flat No. B-808.

We hereby call upon the borrower stated herein to pay us within 60 days from the date of this notice, the outstanding amount (s) together with further interest thereon plus cost, charges, expenses, etc. there to failing which we shall be at liberty to enforce the security interest including but not limited to taking possession of and selling the secured asset entirely at your risk as to the cost and consequences. Please note that as per section 13(13) of the SARFAESI Act, all of you are prohibited from transferring by way of sale, lease or otherwise, the aforesaid secured assets without prior written consent of the Company. Any contravention of the said section by you shall invoke the penal provisions as laid down under section 29 of the SARFAESI Act and / or any other legal provision in this regard. Please note that as per sub-section (8) of section 13 of the Act, if the dues of ABHFL together with all costs, charges and expenses incurred by ABHFL are tendered to ABHFL at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by ABHFL, and no further step shall be taken by ABHFL or transfer or sale of that secured asset.

Sd/- Authorised Officer  
(Aditya Birla Housing Finance Limited)



**यूनियन बैंक ऑफ इंडिया**  
एकता मूल्य पर एकता  
A Government of India Undertaking

**Asset Recovery Management Branch:**  
21 Veena Chambers Mezzanine Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai-400023.  
Email: ubin0553352@unionbankofindia.bank

**E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)**

**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 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 Symbolic /Physical Possession of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor) will be sold on **"AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "WITHOUT RECOURSE BASIS"** on **Dated 14.03.2024 in between 12.00 Pm to 5.00 Pm** for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below. For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) **website i.e. www.unionbankofindia.co.in**. Bidder may also visit the website <https://www.ibapi.in>. The under mentioned properties will be sold by Online E- Auction through **website : www.mstcecommerce.com** on **Dated 14.03.2024** for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

**Online E- Auction through website : www.mstcecommerce.com**  
**Date & Time of Auction: 14.03.2024 at 12.00 PM to 05.00 P.M.**

Lot No.	a) Name of the Borrower b) Name of the Branch c) Description of Property d) Name of the Owner/ s	a) Reserve Price in Rupees b) Earnest Money Deposit (EMD) in Rupees	Debt Due Contact Person and Mobile No. Inspection Date/Time	Encumbrance Possession: Symbolic/ Physical
1	a) M/s Star Care India Pvt Ltd b) <b>Asset Recovery Management Branch</b> c) Office No 301 3rd Floor admeasuring 124.21 sq mts i.e.1337 sqft builtup area alongwith three car parking spaces having total area admeasuring 27.87 sqmtr.e. 300 sqft in the stilt floor of the Building Known as Renaissance Wellness Centre, Survey Nos.14/A of Village Ghorpadi At Wellesley Road,Opp.Lal Deval Camp Taluka –Haveli Dist.Pune	a) Rs. 1,56,60,000.00 b) Rs.15,66,000.00	Rs. 11,82,62,225.15/(Rs. Eleven Crore Eighty Two Lakh Sixty Two Thousand Two Hundred Twenty Five and Paise Fifteen Only) as on 30.06.2023 plus further interest there on w.e.f 01.07.2023 at applicable rate of interest, cost and charges till date. <b>Mr.Uttam Bandgar Mob:9668196378</b> <b>Mr.Abid Attar Mob:9763710948</b>	Physical Possession (Pune Municipal Corporation) dues of approx Rs.23,69,988.00 is pending up to 31.07.2023)
2	a) M/s Vipat Lubricants b) <b>Asset Recovery Management Branch</b> c) Land & Building situated on Plot no.95,103 & 104, Gut No. 452 (Part), Village Takwe (Budruk), Indrayani Industrial Estate, Tal Maval, Dist- Pune-412 106 admeasuring 1683 square mtrs. d) M/s Vipat Lubricants	a) Rs.75,00,000.00 b) Rs.7,50,000.00	Rs.11,30,54,634.69 [ Eleven Crore Thirty Lakh Fifty four thousand Six hundred thirty four and Sixty nine paise Only] as on 31.12.2023 plus further interest thereon w.e.f. 01.01.2024 at applicable rate of interest, cost and charges till date. <b>Shri Sanjay Tembe - Mobile No. 800712403</b> <b>Shri Deepak Sinha - Mobile No. 9625172635</b> <b>01.03.2024/3.00 PM to 5.00PM</b>	GST dues of Borrower Company Physical Possession
3	a) M/s Palmon Impex Pvt. Ltd. b) <b>Asset Recovery Management Branch</b> c) Flat No.1002,10th Floor,Building No.C ,Jsha Emarald, Isha Emarald Society Road,Phase-1,Ganga Dham,Survey No.612 , Hissa No.2,3,4&5,CTS No.383,Village Munjeri (Bibewadi), taluka- haveli, Dist.Pune-411037 admeasuring 995 sqft built up area d) Dharmendra N Agara	a) Rs.92,00,000.00 b) Rs.9,20,000.00	Rs.12,09,99,298.91 [Rs. Twelve Crore Nine Lakh Ninety Nine thousand two hundred ninety eight and ninety one paise Only] as on 30.09.2023 plus further interest thereon w.e.f. 01.10.2023 at applicable rate of interest, cost and charges till date. <b>Shri Sanjay Tembe- Mobile No. 800712403</b> <b>Shri Deepak Sinha - Mobile No. 9625172635</b> <b>04.03.2024/3.00 PM to 5.00PM&lt;/</b>	