

Known all men by this present that my client, mr. Rakesh ashok sawasher owner of the residential flat no. 22 admeasuring area 29.28 sq. Mtrs. I.e. 315 sq. Ft. (built up) and flat no. 23 admeasuring area 36.69 sq. Mtrs. I.e. 395 sq. Ft. (built up) i.e. Total built up area 715 sq. Fts. Situated on 3rd floor in building d-14 in the society known as sarita nagari phase ii co-operative housing society ltd., constructed on S. No. 119/1p, final plot no. 544 situated at paravati, taluka haveli, district pune.

Original agreement which is duly registered in haveli 1 at bearing sr. No. 2139/1998 dated 02/04/1998 alongwith its registration receipt & index ii and agreement bearing sr. No. 2137/1998 dated 02/04/1998 alongwith its registration receipt & index ii are lost or misplaced.

If any person is possessed the said page/document he may return the said document to the undersigned or if any person having any right, interest, title by way of sale, gift, charge, loan, exchange, etc. Shall inform & raise their objection and satisfy me along with documentary evidence within 10 days from the date of publication of this notice. Thereafter my client will presume that interested party waive rights and complete the transaction of the said property.

MRS. SUCHITA A. SHAH
ADV. & NOTARY, GOVT. OF INDIA
Office No. 403 A, Mangamurti Complex, S. No. 305,
Final Plot No. 37A, T.P Scheme No. 1, CTS No. 990, Shikharwar Peth, Pune-411 002.
Date:- 09/08/2025 Final Plot No. 37A, T.P Scheme No. 1, CTS No. 990, Shikharwar Peth, Pune-411 002.
Contact no:- 9822633383 Mail id : suchita.amol.shah@gmail.com

**Asset Reconstruction Company (India) Ltd. (Arcil)**
(Acting in its capacity as Trustee of various Arcil Trusts)

Arcil office: The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400 028

CORRIGENDUM

SALE NOTICE was published by **Asset Reconstruction Company (India) Ltd. (Arcil)** in the newspaper i.e., Financial Express & LokSatta in Pune edition on **21-07-2024** in the **Borrower : Mr. Vitthal Mahadev Sangle**, Wherein the Auction Date and time to be read as **16-09-2025 at 3:00 PM** instead of 29.08.2025 at 12:30 PM.

Other content of the SALE NOTICE will remain same.

Authorized officer, Asset Reconstruction Company (India) Ltd. (Arcil)

**PNB Housing Finance Limited**

REGD. OFFICE: 9th Floor, Atishay Bhawan, 22, K.G. Marg, New Delhi-110001, Ph:- 011-23051771, 23051772, 23051414, Website: www.pnbhousing.com

BRANCH ADDRESS: 12, Spandhan, Survey No. 117/1, Popular Nagar, Warje, Pune, Maharashtra - 411052

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas the undersigned being the Authorised Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 8(1) of 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 demand notice/s to the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice(s)/ date of receipt of the said notice/s

The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the property/ies described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account.

The borrower/s in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subject to the charge of PNB Housing Finance Ltd., for the amount and interest thereon as per loan agreement. **The borrowers' 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.**

Loan Account No.	Name of the Borrower/Co-Borrower/Guarantor	Demand Notice Date	Amount Outstanding	Date of Possession Taken	Description Of The Property Mortgaged
HOU/MRJE/0321/875608 B.O.: Warje	Dhananjay Babasaheb Kothawale, Chaya Dhananjay Kothawale	14-05-2025	Rs. 31,70,167.05 (Rupees Thirty One Lacs Seventy Thousand One Hundred Sixty Seven & Five Paise Only)	04-08-2025 (Symbolic)	Flat No. 303, 3rd Floor, Celestyn Apartment, Ramnagar, Wadgaon Sheri, Wadgaon Sheri, Pune - 411014

PLACE:- WARJE, DATE:- 07-08-2025 **AUTHORIZED OFFICER, PNB HOUSING FINANCE LTD.**

NOTICE

Notice is hereby given that the certificate(s) bearing Nos. 34317 and distinctive Nos. 146412847 to 146416038 for 3192 equity shares of **Kirloskar Oil Engines Limited** held under Folio No. 0060976 and standing in the name(s) of **Dolly Darius Kapadia J/w Darius Tehmuras Kapadia** have been lost or misplaced and Undersigned have applied to the Company to issue duplicate share certificate(s) for said shares. Any person(s) who have claim in respect of the aforesaid shares should lodge claim for the same with the Company at its Registered Office : Laxmanrao Kirloskar Road, Khadki, Pune - 411003, within 15 days from the date of this notice, else the Company will proceed to issue duplicate share certificate(s).

Sd/-
Name of the Shareholder/Claimant:
Daraius Tehmuras Kapadia

Place: Pune
Date: 09 Aug. 2025

NIDO HOME FINANCE LIMITED
(formerly known as Edelweiss Housing Finance Limited)
Registered Office Situated At Tower 3, 5th Floor, Wing 'B', Kohnoor City Mall , Kohnoor City, Kiro Road, Kurla (West), Mumbai – 400 070.



PUBLIC NOTICE

This is with reference to the secured assets of NIDO Home Finance Limited (Herein after referred as NIDO) i.e. PENT HOUSE/FLAT No. 26 AREA ADMEASURING 891 SQ.FT I.E. 82.77 SQ MTR (BUILT UP) WITH ATTACHED TERRACE ADMEASURING 294 SQ FT I.E. 27.31 SQ MTR ON 7th FLOOR OF BUILDING No. E-3 WITH AN ALLOTTED CAR PARKING SPACE No. 06 IN THE SOCIETY KNOWN AS "GITADEL PHASE (I) CO-OP HOUSING SOCIETY LTD. CONSTRUCTED ON SURVEY No. 51/16, 51/17, 51/18, 67A/3, 67A/10B, 68/7, 68/8, 68/9 HAVING CORRESPONDING CTS No. 701 TO 713, SITUATED AT B. T. KAVADE ROAD VILLAGE GHORPADI, PUNE. Possession Notice published on 18th March 2025 thereof in "Financial Express" & "Loksatta" for the purpose of realizing secured assets for recovery of outstanding dues of the company in exercise of powers under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the rules made thereunder. You have failed to make payment towards the discharge of your liabilities to the company. Hence we have sold the above mentioned secured assets on "AS IS WHERE IS, "AS IS WHAT IS" AND "WHATEVER THERE IS" condition under Sec 13(4) of the Act read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002 on 07th Aug 2025. The above-mentioned secured assets disposed of by the Secured Creditor due to failure in repay the total outstanding amount of loan account by the **RAJESHWARI ISHWAR REDDY SANNAPA REDDY (Borrower) & VENKATESH KARWA (Co-Borrower)** in LAN no. LPUNOTU0000091822 & LPUNIL000001915.

We hereby call upon the defaulters **RAJESHWARI ISHWAR REDDY SANNAPA REDDY (Borrower) & VENKATESH KARWA (Co-Borrower)** to remove all the household things/articles from our secured and possessed property as described above within 7 days from this notice. In case of failure, being secured creditors we have every right to dispose of the movables existing in the above mentioned Flat and adjust the sale proceeds towards the outstanding loan amount. Kindly note NIDO will not be responsible for any article or things present in the Flat after 16th of Aug 2025. For removal of your articles from the said property you can contact Legal Manager of NIDO on 7400113287/7400110339.

Date: 09.08.2025
Place: Pune

Sd/- Authorized Officer
For NIDO Home Finance Limited
(Formerly Known As Edelweiss Housing Finance Limited)

Form No. URC-2

Advertisement giving notice about registration under Part I of Chapter XXI
(Pursuant to section 374(b) of the companies Act, 2013 and rule 4(1) of the companies (Authorised to Register) Rules, 2014)

1. Notice is hereby given that in pursuance of sub-section (2) of section 366 of the Companies Act, 2013, an application has been made to the Registrar at Central Registration Centre (CRC), Indian Institute of Corporate Affairs (IICA), Plot No. 6, 7, 8, Sector 5, IMT Manesar, District Gurgaon (Haryana), Pin Code-122050, that **PRECISA ENGINEERS AND CONSULTANTS LLP**, a LLP may be registered under Part I of Chapter XXI of the Companies Act 2013, as a Company Limited by shares.

2. **The principal objects of the Company are as follows:**
"To carry on the business of engineering, designing services, engineers for all kind of civil, structural, mechanical, electrical works for all type of building and other allied services in India and abroad and to deal in movable & immovable property."

3. A copy of the draft memorandum and articles of association of the proposed company may be inspected at the office at **S. No. 47, FLAT No. 703, BUILDING D, OLIVE DATTANAGAR, AMBEGAON BK, PUNE, Maharashtra, India, 411046.**

4. Notice is hereby given that any person objecting to this application may communicate their objection in writing to the Registrar at Central Registration Centre (CRC), Indian Institute of Corporate Affairs (IICA), Plot No. 6, 7, 8, Sector 5, IMT Manesar, District Gurgaon (Haryana), Pin Code-122050, within twenty-one days from the date of publication of this notice, with a copy to the company at its registered office.
Dated this 09th day of August 2025
Name(s) of Applicant
For and on behalf of
PRECISA ENGINEERS AND CONSULTANTS LLP
AKHIL ANIL MANURKAR
Designated Partner
DIN: 09445635

SADANAND PRAKASH PETKAR
Designated Partner
DIN: 09442357

**Bank of India**

Relationship beyond banking

Asset Recovery Department

1162/6 Ganesh Khind-University Road, Next to Hardikar Hospital, Shivajinagar Pune 411005

Email : ARD.Pune@bankofindia.co.in, Ph. No. 020-25521528

E-Auction and 15 Days Sales Notice Date 26.08.2025 for Sale of movable / immovable properties

E-auction sale notice for sale of immovable assets under the securitization and reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) 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 constructive possession of which has been taken by the Authorized Officer of Bank of India Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on the below mentioned date for recovery of the sum due to the secured creditor from the Borrower(s) and Guarantor(s) as mentioned below..											
S. N.	Name of Branch and Name Address of Borrowers / Guarantors and Outstanding Amount	Brief Description of Property	Reserve Price	Date of Demand Notice	E-mail Id / Contact No. of Authorised Officer	S. N.	Name of Branch and Name Address of Borrowers / Guarantors and Outstanding Amount	Brief Description of Property	Reserve Price	Date of Demand Notice	E-mail Id / Contact No. of Authorised Officer
			EMD (Rs. in lakhs)	Date & type of Possession					EMD (Rs. in lakhs)	Date & type of Possession	
1.	Branch : Aundh Baner Name of the A/c. :- Mangala Shankar Parate, Row House No 1/4, "Shree Siddhivinayak Teak County", Mari Aai Mandir Marg, Village Varve Khurd, Tal Bhor, Dist Pune 412205, Admeasuring built up area: 1124 sq. ft., Boundaries: North : Row House No 1/5, South : Row House No 1/3, East : Row House No 2/4, West : By Internal Road Amount Outstanding : Rs. 12.89 Lakhs + interest + expenses w.e.f. 11.03.2024	EQM of Row House No 1/4, "Shree Siddhivinayak Teak County", Mari Aai Mandir Marg, Village Varve Khurd, Tal Bhor, Dist Pune 412205, Admeasuring built up area: 1124 sq. ft., Boundaries: North : Row House No 1/5, South : Row House No 1/3, East : Row House No 2/4, West : By Internal Road	25.19 ----- 2.51	22.07.2024 ----- 19.10.2024 (Symbolic)	Aundhbaner.Pune@bankofindia.co.in	10.	Branch : Rasta Peth Name of the A/c. :- Abhishesh Ganpat Dabhade, Flat No. 301, 3rd Floor, Building No. 1, Wing A, Sanvi Heights, Situated at Gat No. 2372 (new) / 3843 (old), Ambethan Road, Village Chakan, Taluka Khed, Dist. Pune within jurisdiction of sub registrar of Rajgurunagar (Khed) Boundaries : North : Open Space, South : Lift & flat no.304, East : Duct & flat no.302, West : Open Space Amount Outstanding : Rs. 19.64 Lakhs + interest + expenses w.e.f. 29.04.2024	EQM of Flat No. 301, 3rd Floor, Building No. 1, Wing A, Sanvi Heights, Situated at Gat No. 2372 (new) / 3843 (old), Ambethan Road, Village Chakan, Taluka Khed, Dist. Pune within jurisdiction of sub registrar of Rajgurunagar (Khed) Boundaries : North : Open Space, South : Lift & flat no.304, East : Duct & flat no.302, West : Open Space	29.84 ----- 2.98	02.05.2024 ----- 29.05.2025 (Physical)	Rastapeth.Pune@bankofindia.co.in
2.	Branch : Chakan Name of the A/c. :- Mangal Gajanan Panchal, Flat No. 205, Govindbaug Building, Gat No 1335 (old 3534), Near Dhage Mala, Chakan, Tal Khed, dist Pune - 410501 Amount Outstanding : Rs. 15.08 Lakhs + interest + expenses w.e.f. 29.05.2024	EQM of Flat No. 205, Govindbaug building, Gat No 1335 (old 3534), Near Dhage mala, Chakan, Tal Khed, Dist Pune 410501 admeasuring area as Carpet area admeasuring about 26.84 Sq mt + carpet open balcony area 2.24 Sq Mtr + carpet enclose balcony area 8.83 Sq. Mtr. + carpet terrace area 2.56 Sq Mtr. Boundries : East : Road, South : Garden, West : Lift, North : Flat No 204.	16.32 ----- 1.63	30.05.2024 ----- 05-09-2024 (Symbolic)	Chakan.Pune@bankofindia.co.in	11.	Branch Talegaon Dabhade Name of the A/c. Mr Dhanesh Ramkripal Kumar, Flat No 103, 1st floor, APPLE Ambrosia, plot No 13 S no 406+408 CTS No 7611, Indrapuri Colony, Talegaon Dabhade, Tal Maval, Dist Pune 410506 Amount Outstanding : Rs. 17.81 Lakhs + interest + expenses w.e.f. 31.10.2019	EQM of Flat No 103, 1st floor, APPLE Ambrosia, plot No 13 S no 406+408 CTS No 7611, Indrapuri Colony, Talegaon Dabhade, Tal Maval, Dist Pune 410506 Boundaries:- East – By Entrance & Flat No 104, West – By Open to sky, North – By staircase, South – By open to sky	23.65 ----- 2.36	17.03.2020 ----- 10.02.2021 (Physical)	Talegaondabhade.Pune@bankofindia.co.in
3.	Branch : Hadapsar Name of the A/c. :- Mr Pramod Vithal Sanglekar, Flat No 304, 3rd Floor, C Wing, Bldg "Rajlaxmi Residency" Plot bearing S No 8/1E/4, Village Ambegaon Bk, Sadashiv Dangat Nagar, Vishnupuram Colony, Tal Haveli Dist Pune 411046 Amount Outstanding : Rs. 32.66 Lakhs + interest + expenses w.e.f. 31.05.2018	EQM of Flat No 304, 3rd Floor, C Wing, Bldg "Rajlaxmi Residency" Plot bearing S No 8/1E/4, Village Ambegaon Bk, Sadashiv Dangat Nagar, Vishnupuram Colony, Tal Haveli Dist Pune 411046, Area : 833 Sq Ft, East – By Flat No C 305, West – By Flat No C 303, North – By Open space and parking, South – By Open space and road.	42.48 ----- 4.25	27.06.2018 ----- 22.10.2018 (Symbolic)	Hadapsar.Pune@bankofindia.co.in	12.	Branch Name : Uttamnagar Name : Late Parvati Devidas Chavan, Address : Flat No 2, Ground Floor, Building B, Jay Sevalal Vikas Co-Op. Housing Soc. LTD., At Kondhwe Dhawade, Tal- Haveli, Dist – Pune – 411023. Admeasuring Area : 40.19 SQ. Mtr. Boundaries : East : Flat No 1, West : Open Space, North : Staircase and Office No 3, South : Open Space Amount Outstanding : Rs. 15.63 Lakhs + Interest + Expenses W.E.F. 28.02.2023	EQM Of Flat No 2, Ground Floor, Building B, Jay Sevalal Vikas Co-Op. Housing Soc. LTD., At Kondhwe Dhawade, Tal- Haveli, Dist – Pune – 411023. Admeasuring Area : 40.19 SQ. Mtr. Boundaries : East : Flat No 1, West : Open Space, North : Staircase and Office No 3, South : Open Space	14.27 ----- 1.43	01.03.2023 ----- 23.05.2023 (Symbolic)	Uttamnagar.Pune@bankofindia.co.in
4.	Branch : Karad Name of the A/c. Mr. Javanaram Bhabutaram Prajapat, Residential flat CS No 68, Milkat No SUK 012680 & old Milkat No 5-155/2, 1st Floor, Kasbe Karad, Shukruwar peth, Near Navakala Ganesh Mandal, Bhoi Chowk, Tal Karad, Dist Satara. Admeasuring built up area: 770 Sq ft Boundaries: North: 1st Floor bol and beyond its property of Mr Kazi, South: Road, East: Property of Mr Momin, West: Property of Mr Kazi Amount Outstanding : Rs. 14.97 Lakhs + interest + expenses w.e.f. 28.06.2023	EQM of Residential flat CS No 68, Milkat No SUK 012680 & old Milkat No 5-155/2, 1st Floor, Kasbe Karad, Shukruwar peth, Near Navakala Ganesh Mandal, Bhoi Chowk, Tal Karad, Dist Satara. Admeasuring built up area: 770 Sq ft Boundaries: North: 1st Floor bol and beyond its property of Mr Kazi, South: Road, East: Property of Mr Momin, West: Property of Mr Kazi	19.00 ----- 1.90	30.06.2023 ----- 25.04.2025 (Physical)	Karad.Kolhapur@bankofindia.co.in	13.	Branch : Junnar Name of the A/c. :- Mr Nitin Popatrao Bele Residential Banglow CTS No.1963, Plot Area 136.70 Sq.mt. At Ganesh Peth Bele Ali, Lenyadri Road, Junnar Dist. Pune. Amount Outstanding : Rs. 8.73 Lakhs + interest + expenses w.e.f. 28.02.2019	Registered Mortgage of Residential Banglow CTS No.1963, Plot Area 136.70 Sq.mt. At Ganesh Peth Bele Ali, Lenyadri Road, Junnar Dist. Pune. Boundaries:- East – By Adjecant Property, West – By Lenyadri Road, North – By Adjecant Property, South – By Road	11.85 ----- 1.19	14.05.2019 ----- 21.08.2019 (Symbolic)	Junnar.Pune@bankofindia.co.in
5.	Branch Kedgaon Name of the A/c. Mr. Santosh Jagannath Gite Flat No. 3, 1st Floor,Building B, Swami Vihar, Gat No 176, Opp Essar Petrol Pump, Kedgaon, Tal Daund Dist Pune 412203. Admeasuring area – 548 Sq Ft. Boundaries:- East – By Entrance & Flat no 4, West – By Open to sky, North – By A Building, South – By Open to sky Amount Outstanding : Rs. 8.86 Lakhs + interest + expenses w.e.f. 29.02.2020	EQM of Flat No. 3, 1st Floor,Building B, Swami Vihar, Gat No 176, Opp Essar Petrol Pump, Kedgaon, Tal Daund Dist Pune 412203. Admeasuring area – 548 Sq Ft. Boundaries:- East – By Entrance & Flat no 4, West – By Open to sky, North – By A Building, South – By Open to sky	11.18 ----- 1.11	02.03.2020 ----- 24.02.2021 (Symbolic)	Kedgaon.Pune@bankofindia.co.in	14.	Branch : Shivajinagar Name of the A/c. :- Mr. Mayur Vasudev Awasarkar Flat No 109, Building Pearl –A, Krystal City, Village –Chikhali, Dehu Alandi Road, Tal Haveli Dist Pune 412114 (Amount Outstanding : Rs. 30.15 Lakhs + interest + expenses w.e.f. 30.08.2023)	EQM of Flat No 109.Building Pearl –A, Krystal City, Village –Chikhali, Dehu Alandi Road, Tal haveli Dist Pune 412114. Admeasuring area: carpet area 404.00 Sq Ft + Adjoining Terrace 124.00Sq Ft i.e Total 528.00 Sq ft. Boundaries:- East : By Passage & Flat No. 110, West: By Flat No. 108, North: By Open Space, South: By Passage.	27.73 ----- 2.78	30.09.2023 ----- 04.01.2024 (Symbolic)	Shivajinagar.Pune@bankofindia.co.in
6.	Branch : Koregaon BRANCH Name of the A/c. :- Mr. Shankar Dashrath Netke Flat no 203,2nd Floor, Vrundavan Garden, Apartment No 41A/2, Hissa No 42B, Plot No 60, near Podar International School Road, Tamjai Nagar, Karanje Tarf, Tal Satara, Dist Satara Admeasuring Area: 35.78 Sq Mtr Boundaries: North: By Open space of vrundavan garden & road South: By staircase of apartment East: By Flat No 201 & 202 West: By Open plot of layout Amount Outstanding : Rs. 8.92 Lakhs + interest + expenses w.e.f. 01.03.2021)	EQM of Flat no 203, 2nd Floor, Vrundavan Garden, Apartment No 41A/2, Hissa No 42B, Plot No 60, near Podar International School Road, Tamjai Nagar, Karanje Tarf, Tal Satara, Dist Satara Admeasuring Area: 35.78 Sq Mtr Boundaries: North: By Open space of vrundavan garden & road South: By staircase of apartment East: By Flat No 201 & 202 West: By Open plot of layout	12.10 ----- 1.21	29.04.2021 ----- 04.08.2021 (Symbolic)	koregaon.kolhapur@bankofindia.co.in	15.	Branch : Kale Karad BRANCH Name of the A/c. :- Mrs. Shobha Ashok Patil Open plot only S No 545, Near Atharv Petrol Pump, Hotel Darbar, Karad-Chandoli Road,Village Narayanwadi, Tal Karad, Dist Satara Pin 415110 Admeasuring Area : 428.89 Sq Mtr Boundaries: North: By Karad Chandoli Road South: By property of Mr. Kiran Krishna Patil East: By Property of Mr. Kiran Krishna Patil West: By property of Mr. Ajit Anantrao Desai & Mr. Abhilash Mahadev Patil (Amount Outstanding : Rs. 9.83 Lakhs + interest + expenses w.e.f. 01.03.2021)	EQM of Free Hold Open plot only S No 545, Near Atharv Petrol Pump, Hotel Darbar, Karad-Chandoli Road,Village Narayanwadi, Tal Karad, Dist Satara Pin 415110 Admeasuring Area : 428.89 Sq Mtr Boundaries: North: By Karad Chandoli Road South: By property of Mr. Kiran Krishna Patil East: By Property of Mr. Kiran Krishna Patil West: By property of Mr. Ajit Anantrao Desai & Mr. Abhilash Mahadev Patil (Amount Outstanding : Rs. 9.83 Lakhs + interest + expenses w.e.f. 01.03.2021)	31.85 ----- 3.18	10.11.2021 ----- 21.01.2022 (Symbolic)	Kalekarad.Pune@bankofindia.co.in
7.	Branch : Laxmi Road Name of the A/c. Janardhan Anil Patil, Residential Flat No 17, 4 th Floor, Katepuram Building A-1, Wing B. S. No. 48/1/1 and 48/2/1 Near Nilu Phule Rang mandir, Kate Puram Chowk, Pimple Gurav, Pune-61. Admeasuring Area : 594 Sq. Ft. Boundaries : East : Open Space, West : Passage and lift, South : Flat No18, North : wing A Amount Outstanding : Rs. 28.95 Lakhs (O/s) + Interest + Expenses w.e.f. 13.12.2023	EQM of Residential Flat No 17, 4 th Floor, Katepuram Building A-1, Wing B. S. No. 48/1/1 and 48/2/1 Near Nilu Phule Rang mandir, Kate Puram Chowk, Pimple Gurav, Pune-61. Admeasuring Area : 594 Sq. Ft. Boundaries : East : Open Space, West : Passage and lift, South : Flat No18, North : wing A	34.18 ----- 3.42	14.12.2023 ----- 06.09.2024 (Symbolic)	LaxmiRoad.Pune@bankofindia.co.in	16.	Branch : Manjri Name : Vijay Gautam Ghodke, Address : FLAT No B-604, ON 6TH FLOOR, WING B, in the building named "LITTLE HEARTS", bearing S. No. 52/1, 52/3, Undri, Tal. Haveli, Dist. Pune – 411060. Area : 710 Sq Ft Boundaries:- East – By Side Margin, West – By Entrance + Flat No. 603, North – By Side Margin, South – By Side Margin Amount Outstanding :Rs. 47.63 Lakhs + Interest + Expenses W. E. F. 28.02.2024	EQM Of Flat No B-604, ON 6th Floor, Wing B, in the building named "LITTLE HEARTS", bearing S. No. 52/1, 52/3, Undri, Tal. Haveli, Dist. Pune – 411060. Area : 710 Sq Ft Boundaries:- East – By Side Margin, West – By Entrance + Flat No. 603, North – By Side Margin, South – By Side Margin Amount Outstanding :Rs. 47.63 Lakhs + Interest + Expenses W. E. F. 28.02.2024	35.74 ----- 3.57	29.02.2024 ----- 03.08.2024 (Symbolic)	Manjri.Pune@bankofindia.co.in
8.	Branch : Narayangaon Name : Chandrakant Shivaji Dhawale, Flat No. 22, On 3rd Floor, B Wing, In the Scheme named As "GULAB PARK", Phase 2, bearing S. No. 140/2, (Old S. No. 785/1B), Village Warulwadi, Narayangaon, Tal. Junnar, Dist Pune – 410504. (O/S) Rs. 13.88 Lakhs + Interest + Expenses W.E.F. 29.03.2024	EQM OF Flat No. 22, On 3rd Floor, B Wing, In the Scheme named As "GULAB PARK", Phase 2, bearing S. No. 140/2, (Old S. No. 785/1B), Village Warulwadi, Narayangaon, Tal. Junnar, Dist Pune – 410504. Admeasuring Area : 675 Sq Ft Boundaries: East – By Road, West– By Flat No 21, North – By Road, South – By Flat No 24	13.20 ----- 1.32	30.05.2024 ----- 18.12.2024 (Symbolic)	Narayangaon.Pune@bankofindia.co.in	17.	Branch : Karve Road Name of the A/c.: Mr. Gopal Kumar Ray (deceased), Flat no. E/604, Dream Sankalp Society, Near BJS College, Old Gat No 863, Plot No. 1 to 5, Wagholi Avhalwadi, Pune 412 207, Admeasuring Area - 43.35 Sq mts i.e. 467 sq sq.ft. Boundaries : East: Flat No. E/603, West: Open, North: Passage, Lift Staircase & thereafter Flat No. E/601, South: Flat No. D/601 (Amount Outstanding : Rs. 16.80 Lakhs + interest + expenses w.e.f. 31.01.2022)	EQM of Flat No. E/604, Dream Sankalp Society, Near BJS College, Old Gat No 863, Plot No. 1 to 5, Wagholi Avhalwadi, Pune 412 207, Admeasuring Area - 43.35 Sq mts i.e. 467 sq sq.ft. Boundaries : East: Flat No. E/603, West: Open, North: Passage, Lift Staircase & thereafter Flat No. E/601, South: Flat No. D/601 (Amount Outstanding : Rs. 16.80 Lakhs + interest + expenses w.e.f. 31.01.2022)	16.50 ----- 1.65	01.02.2022 ----- 29.03.2022 (Physical)	KarveRoad.Pune@bankofindia.co.in
9.	Branch : Pimpri BRANCH Name of the A/c. :- Mr. Ashok Bhikaji Ghadage Flat situated at Sector No. 17 & 19(P), Flat No. 606, Sixth Floor, Wing No. 'B - 20', "Gharkul Sahakari Gruh Rachana Sanstha Imarat No. 8", Near Sane Chowk, PCNTDA, Mauje – Chikali, Tal- Haveli, Dist- Pune, 412062. Area : 397.41 Sq. Ft. Boundaries:- On the North: 12 Mr. Wide Road 12.89, 12.25, 10.31, 11.28 On the South: B-19 Building On the East: B-17 Building On the West: 9 Mtr. Wide Road (Amount Outstanding : Rs. 2.26 Lakhs + interest + expenses w.e.f. 30.12.2020)	EQM of Flat situated at Sector No. 17 & 19(P), Flat No. 606, Sixth Floor, Wing No. 'B - 20', "Gharkul Sahakari Gruh Rachana Sanstha Imarat No. 8", Near Sane Chowk, PCNTDA, Mauje – Chikali, Tal- Haveli, Dist- Pune, 412062. Area : 397.41 Sq. Ft. Boundaries:- On the North: 12 Mr. Wide Road 12.89, 12.25, 10.31, 11.28 On the South: B-19 Building On the East: B-17 Building On the West: 9 Mtr. Wide Road	11.28 ----- 1.12	20.04.2021 ----- 19.12.2024 (Symbolic)	pimpri.Pune@bankofindia.co.in	18.	Branch : Lavale Name of the A/c.: Mr Rahul Sakharam Padalgahare, Flat No. 306, 3rd Floor, K Wing, Bldg "Ravi Darshan Apartment", Pratapnagar, Phase No. 3, Plot bearing CTS No. 139,140,141,142,143,175, Village Lavale, Tal Mulshi, Dist Pune 412115 Area : 404 Sq. Ft. and terrace area 51 Sq. ft. Boundaries:- East - By remaining part of CTS No. 175, West - By Flat No. 305,307, Staircase passage duct, North - By Flat No. 305 & Remaining part of CTS No. 175, South - By Flat No. 307 & Remaining part of CTS No. 175 (Amount Outstanding : Rs. 4.38 Lakhs + interest + expenses w.e.f. 29.01.2023)	EQM of Flat No. 306, 3rd Floor, K Wing, Bldg "Ravi Darshan Apartment", Pratapnagar, Phase No 3, Plot bearing CTS No. 139,140,141,142,143,175, Village Lavale, Tal Mulshi, Dist Pune 412115 Area : 404 Sq. Ft. and terrace area 51 Sq. ft. Boundaries:- East - By remaining part of CTS No. 175, West - By Flat No. 305,307, Staircase passage duct, North - By Flat No. 305 & Remaining part of CTS No. 175, South - By Flat No. 307 & Remaining part of CTS No. 175 (Amount Outstanding : Rs. 4.38 Lakhs + interest + expenses w.e.f. 29.01.2023)	17.17 ----- 1.71	31/01/2023 ----- 20/04/2023 (Symbolic)	Lavale.Pune@bankofindia.co.in

CONTINUE ON NEXT PAGE.

All the people are informed by this public notice that the land income of Gaon Mauje Bibhavewadi S.no. 642 Hissa No 4/5 in the Society known as "Shri Prasanna Co-operative Housing Society Ltd", Building No F A, 2nd Floor Flat No 11 Total Area 864 Sq. ft. ie 80.27 Sq.mtr. Built-up. Shri Madhukar Shamrao Kodge Purchased from Nangare Patil Associates. The said Agreement to Sale in the office of Sub Registrar Haveli No. 1 Pune Agreement to Sale No. 4366/1988 dated 23/03/1988 duly registered. Mortgage donation, possession, encumbrance, written and oral agreement, court attachment, lease, lien, disclaimer, deposit, purchase, agreement, suit, claim, court suit, decree, petition, injunction, alimony claim, award And if there is any kind of right or interest related to inheritance, development right, power of attorney, easement, purchase, right of occupancy or road etc., they should visit the following address within 7 days from the date of publication of this notice and confirm it in the presence of original documents. If there is no objection of any kind from anyone within the term, then the following transaction will be completed by our client, considering that the said income is harmless, risk-free and burden-free, and no one else has any right, interest, or authority over it, and if so, it is understood that it has been deliberately abandoned. It should be noted that any complaint by anyone will not be binding on us and the agreement document will be presumed to be missing and any complaint by anyone will not be entertained.

Dated : 08.08.2025

Sd/-
ADV. SHAILESH G. CHAVAN
Shop No. A10, Sneha Paradise, Near Warje Police Station, Warje Malwadi, Pune - 411058. Mob - 952776666

PUBLIC NOTICE

Plot No. S-168 total area including its Strip adm. 2147 Sq.Mtrs. with construction thereon total area **1350.85 Sq.Mtrs.** in MIDC Bhosari, Tal. Haveli Dist.Pune is owned by **Cotmac Electronics Pvt. Ltd.** Some of the original documents of the said property viz. (i) Supplementary Lease Deed Dt.31/01/2004 Regn. No. 928/2004 **SRO Haveli-5 between MIDC & Automag India Pvt. Ltd. with RR & Index;** (ii) M.O.U. Dt. 15/10/2003 between **Automag India Pvt. Ltd. & Cotmac Electronics Pvt Ltd.**; (iii) Transfer Order Dt. 09/02/2004 by **MIDC to Cotmac Electronics Pvt Ltd.**; (iv) Lease Deed Dt. 13/07/1992 Regn. No. 202/1992 **SRO Haveli-5 between MIDC & Automag with RR & Index;** (v) Registered Lease Deed Dt. 06/12/1982 between **MIDC & Sushma Engg. Industries with RR & Index;** (vi) Registered Assignment Deed between **Sushma Engg. Industries and Automag India Pvt. Ltd.** with RR & Index & (vii) Allotment Letter by **MIDC to Sushma Engg. Industries.** are not found at this stage and/or has been misplaced. The rights of **Cotmac Electronics Pvt. Ltd.** are legal and valid, free from all encumbrances, charges, claims and demands whatsoever except the charge of **HDFC Bank**, pertains to the Flat. The said property is mortgaged with **HDFC Bank**. Any persons having any right, title or interest or claim or is holding the said missing documents, is hereby required to make the same known to the undersigned **within 7 days** from the publication of this notice, failing which it shall be presumed that no person has any right, title, interest, charge or claim whatsoever and if there be any, the same is voluntarily abandoned, waived, released & given up and the same shall not be entertained and binding on our client, which please note.

Given at Pune on 08/08/2025.

Adv. P.P. Misal
for Pradeep Misal & Associates, Advocates
302, Deccan Rendezvous Business Hub,
Apte Road, 567, Shivajinagar, Pune-411004.
Mob.No.7972554601, Email-advpradeepmisal@gmail.com

HINDUJA HOUSING FINANCE LIMITED
Corporate Office: No 367-369, 2nd Floor, Anna salai, Little Mount, Saidapet, Chennai - 600 015, Tamil Nadu, Branch Office: Hinduja Housing Finance Limited, Sattara Durgamdi Centre, Kalyani Nagar, Ashoka Colony, Vase, Naka, 4th Floor, Pioneer Tower, Above Relian, Sattara-415001 Email ID :- www.hindujahousingfinance.com

APPENDIX IV POSSESSION NOTICE (for Immovable Property)
Whereas, the undersigned being the Authorized Officer of Hinduja Housing Finance Limited ('HHL') under the Securitisation 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, Demand Notice(s) issued by the Authorized Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s) / Guarantor(s) and the public in general that the undersigned has taken **Symbolic possession** of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. The borrower's attention is invited to provisions of sub -section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of HHL for an amount as mentioned herein under with interest thereon.

Name of the Borrower (s) Guarantor(s)	Demand Notice Date and Amount	Date of Possession
Mrs. POOJA PRAKASH MOHITE (Borrower), Mr. PRAKASH RAJENDRA MOHITE (Co-borrower) MH/KLP/STRA/A000000232	06.05.2025 For Rs. 22.26.906/- (Rupees Twenty Two Lakh Twenty Six Thousand Nine Hundred Six Only) as on 05.05.2025	04.08.2025

All that piece & parcel of Property along with construction bearing Flat No. ST- 2 on Stilt Floor having its area measuring 65.50 Sq. Mtrs. i.e. 704.81 Sq. Ft. in the building known as "Bhakti Park" constructed on land bearing C. T. S. No. 493, 492/2 & 493/3 its total area measuring 401.30 Sq. Mtrs. situated at Karanje Peth, Sattara, Taluka & Dist- Sattara and Schedule property is bounded as, East:- Flat No.ST.01, West :-Openplace, South:- Open Place, North:- Passage, Staircase & Flat No. F 01

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

Mrs.Nishigandha Suryavanshi.9008931551,Sagar Bagawade.7420902031,Rushikesh Ubbale.9823244498,Pankaj Chaudhary.708128333.
Date: 09.08.2025
Place: Sattara Hinduja Housing Finance Limited Authorized Officer

IKF HOME FINANCE LIMITED
Home Finance

DEMAND NOTICE UNDER SECTION 13(2) OF THE SARFAESI ACT, 2002

Plot No.36/A, Survey No.831/1, My Home Twitza, 11th Floor, Diamond Hills, Lumbini Avenue, Beside 400/220/132KV GIS Substation, APIC Hyderabad Knowledge City, Raidurg, Hyderabad-681. Ph: 040-2412883. www.ikfhomefinance.com

The below mentioned Borrowers, Co-Borrowers and Guarantors have availed Loan(s) Facility(ies) from IKF Home Finance Limited by mortgaging your Immovable Properties and defaulted in repayment of the same. Consequent to your defaults your Loans were classified as Non Performing Assets by **IKF Home Finance Limited** and hence all its rights, title, interest, benefits dues receivable from you as per document executed by you to avail the said Loan(s) along with the underlying security interest created in respect of the securities for repayment of the same. **IKF Home Finance Limited** has pursuant to the said Assignment and for the recovery of the outstanding dues, issued Demand Notice under Section 13(2) of the Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act 2002 (The Act). The contents of which are being published herewith as per Section 13(2) of the act read with Rules 3(1) of The Security Interest (Enforcement) Rules, 2002 as and by way of Alternate Notice upon you. Details of the Borrowers, Co-borrowers, Guarantors, Securities, Outstanding Dues, Demand Notice sent under Section 13(2) and Amount claimed there under are given as under:

Name of the Borrower: Mrs. Manisha Dnyandeve Gite W/o. Mr. Dnyandeve Chabu Gite, Co-Borrower : Mr. Dnyandeve Chabu Gite S/o. Mr. Chabu Deme Gite, Both R/o : Gat No.1323, Shivkrupa, HS SOC, Chikhali, Morewasti, NR Zenda Chowk, Chikhali, SO, Pune, Maharashtra-412114.	Loan Amount: HOME LOAN Rs. 16,00,000/- (Rupees Sixteen Lakhs Only)	Loan Account No: LNPIM06319-200001653
---	--	---------------------------------------

DESCRIPTION OF THE IMMOVABLE PROPERTY
All that piece and parcel of the gat No: 1286, admeasuring area about 500 sq.ft (RCC Constructed ground Floor admeasuring area about 409 sq. ft.) out of admeasuring area about 00 H 22 Aar, situated at Village -Chikhli Tal Haveli Dist Pune and within limits of Pune Corporation and Which land is bounded as under **On or Towards East** : By Property of Mr.Prashant Sopan Patil. **On or towards South** : By Property of Mr. Sailesh Shamsunder Papat. **On or Towards West** : By Property of Mr. Ashok Bhausaheb Polghan. **On or Towards North** : by Property of Mr. Balasaheb Kisan Galkwad.

Non Performing Asset (NPA) Date: 08.06.2025
Amount Due: Rs. 17,22,223.92 (Rupees Seventeen Lakhs Twenty Two Thousand Two Hundred Twenty Three and Ninety Two Paissa Only) due and payable as on 18.07.2025.

Demand Notice Date: 06.08.2025

Date: 08.08.2025, Place : Pune Sd/- Authorised Officer, IKF HOME FINANCE LIMITED

केनरा बैंक Canara Bank
दोस्तों के साथ
सहकारिता सिंडिकेट

Regional Office Pune II : S. No. 436, 3rd Floor, Sukhwani Business Hub, Near Nashik Phata Metro Station, Kasarwadi, Pune 411026 Mob. : 9923061446, 9923188060 Branch : Rajgurunagar (8649)

DEMAND NOTICE

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

1. Name of the Borrower with Address

Name & Address of Borrower & Guarantor	Amount of Loan Granted (Rs.)
1. Vikas Sadashiv Ghatkar, S/o Sadashiv Ghatkar, 2.Arti Vikas Ghatkar, W/o Vikas Sadashiv Ghatkar, Chas Kaman, Tal. Khed, Pune, Maharashtra-410513	₹ 18,20,000/- Dated 04/09/2021 ₹ 7,60,000/- Dated 28/06/2023

2. As the principal debtor [borrower] has defaulted in repayment of his/her/their/s/its liabilities, we have classified his/her/their/s/its dues as Non Performing Assets on 02/08/2025 in accordance with the directions or guidelines issued by the Reserve Bank of India.

3. This notice is issued in accordance to the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 for serving you a notice sent under registered post on 04/08/2025 since returned undelivered, wherein you were advised to make following payments with interest.

Sl. No.	Account No.	Nature of Loan	Amount Due & Contractual Rate of Interest
1.	160000168410	Home Loan	₹14,57,264.76/- 22/07/2025 Contractual Rate @ 8.30% + 2.00%
2.	164003553465	Home Loan Plus	₹6,88,603.00/- 22/07/2025 Contractual Rate @ 8.80% + 2.00%

4. The aforesaid facilities granted by bank are secured by the following Assets/ Securities. **Description of Property : Immovable Assets :** All that piece and parcel of Flat No. 102, First Floor, Building No. A, Wing B, Varad Residency, Survey No. 58, Hissa No.4 situated at village Rajgurunagar, Tal.- Khed, Dist.- Pune and within power, Jurisdiction and limit of Rajgurunagar Nagarpanishad and also Sub. Registrar office of Khedi/Chakan, Tal.- Khed, Dist.- Pune. admeasuring Area 428.95 sq. ft./39.85 sq. Mtrs Enclosed Balcony admeasuring about 31.75 Sq.ft. i.e. 2.95 sq., mtrs. + cupboard area admeasuring about 0.81 sq. mtrs. and together with exclusive right to uses Covered Car Parking, **Name of the Title Holder: Mr. Vikas Sadashiv Ghatkar & Mrs. Arti Vikas Ghatkar**

5. Now, through this public notice, we advise you to pay the bank of **₹21,45,887.76/- (Rupees Twenty One Lakh Forty Five Thousand Eight Hundred Eight Seven Rupees and Paise Seventy Six Only) together with further interest, penal interest and incidental expenses and costs** to pay off your liabilities within 60 days from the date of the notice otherwise the bank will proceed under the provisions of SARFAESI Act 2002.

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

Date : 04/08/2025, Place : Pune Authorised Officer, Canara Bank

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. Janrao Rajendra Devidas, Ms. Janrao Vidya Rajendra and Dhanashree Enterprises	Rs. 26,96,452/- as on 31-May-2023*	28-Jun-2023	5th Aug 2025	Shop No.5, Ground Floor, Devgiri, C Wing, S. No. 120 A+B, F/P 545(1) Plot No. 14 A, Final Plot No. 545, Singhad Road, Parvati, Pune 411030.
2.	Mr. Khadake Rahul Vitthal and Ms. Khadake Seema Rahul	Rs. 20,51,969/- as on 28-Feb-2025*	25-Apr-2025	8th Aug 2025	Flat No. L1/Flat No.14, 4th Floor, "Raj Nakshatra", Building Kritika, S.No.156/2, village Goleshwar, Taluka Karad, District Sattara".
3.	Mr. Pawar Balasaheb Aappaso and Ms. Pawar Archana Balaso	Rs. 13,81,071/- as on 28-Feb-2025*	25-Apr-2025	8th Aug 2025	*Flat No.102, Stilt Floor, "Samruddhi Plaza", Gat S.No.288/3A, Plot No.19, village Malakapur, Taluka Karad, District Sattara".
4.	Mr. Dongare Sumant Pandurang and Ms. Dongare Sangita Pandurang	Rs. 7,30,203.86/- as on 31-Jan-2025*	14-Feb-2025	8th Aug 2025	*Flat-B70, Floor-5th, Silver Palms Wing B S No 120/3a/1 & 120/3a/2, Near Vidyanagar Housing Society, Vidyanagar, Saidapur, Tal-Karad, Dist-Sattara- 415110.

*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 9th August 2025 in Financial Express edition & Loksatta edition.

Place : Pune Date : 9th August 2025 For HDFC Bank Limited

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

Regd. Office: HDFC Bank Limited, HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400013. 020 25505000

...CONTINUE FROM PREVIOUS PAGE

E-Auction Sales Notice

S. N.	Name of Branch and Name Address of Borrowers / Guarantors and Outstanding Amount	Brief Description of Property	Reserve Price	Date of Demand Notice	E-mail Id / Contact No. of Authorised Officer
			EMD (Rs. in lakhs)	Date & type of Possession	
19.	Branch : Pimpri BRANCH Name of the A/c. :- Mr Satish Kashinath Shingare Sector No. 17 & 19(P), Flat No. 203, Second Floor, Wing No. 'B' - 20', "Gharkul Sahakari Gruh Rachana Sanstha Imarat No. 8", PCNTDA, Near Sane Chowk, Mauje - Chikali, Tal- Haveli, Dist.-Pune, 412062 (Amount Outstanding : Rs. 2.69 Lakhs + interest + expenses w.e.f. 28.03.2023)	EQM of Sector No. 17 & 19(P), Flat No. 203, Second Floor, Wing No. 'B' - 20', "Gharkul Sahakari Gruh Rachana Sanstha Imarat No. 8", PCNTDA, Near Sane Chowk, Mauje - Chikali, Tal- Haveli, Dist.-Pune, 412062 Area : 397.41 Sq. Ft. Boundaries:- 12.89, 12.25, 10.31, 11.28 On the North: 12 Mtr. Wide Road On the South: B-19 Building On the East: B-17 Building On the West: 9 Mtr. Wide Road	11.28 ----- 1.12	07.11.2023 ----- 20.02.2024 (Symbolic)	pimpri.Pune@bankofindia.co.in
20.	Branch : Pimpri Branch Name of the A/c: - Mr. Syed Abdul Hafees EQM of Flat no 404, 4th Floor, Bldg "Samruddhi Isha" S No 41/1B/2/2, CTS 1687, 1688 to 1689 of TC Colony, Vikas Nagar, Dehu Road, Village Kiwale(Malwadi) Tal Haveli, Dist Pune 412101. Admeasuring Area: Carpet Area 513 Sq Ft Balcony area 186.73 Sq Ft hence total carpet area including 40% balcony comes out to 588 Sq Ft Boundaries: North: By Open South: By Entrance, Flat No 407 East: By Duct, Flat No 405 West: By lift	EQM of Flat no 404, 4th Floor, Bldg "Samruddhi Isha" S No 41/1B/2/2, CTS 1687, 1688 to 1689 of TC Colony, Vikas Nagar, Dehu Road, Village Kiwale(Malwadi) Tal Haveli, Dist Pune 412101. Admeasuring Area: Carpet Area 513 Sq Ft Balcony area 186.73 Sq Ft hence total carpet area including 40% balcony comes out to 588 Sq Ft Boundaries: North: By Open South: By Entrance, Flat No 407 East: By Duct, Flat No 405 West: By lift	37.48 ----- 3.75	11.11.2024 ----- 27.01.2025 (Symbolic)	Pimpri.Pune@bankofindia.co.in
21.	Branch : Salunke Vihar Name of the A/c: - Warren Christopher David & Mrs. Hazel Mary David EQM of Flat No 12, 2nd Floor, "Mahalaxmi Vihar" S No 17/1+10A/1, Plot No 19A, Hole Wasti, Undri Tal Haveli Dist Pune 411060. Area : 649 Sq Ft (Amount Outstanding : 32.40 lakhs + interest+ expenses w.e.f. 05.10.2024)	EQM of Flat No 12, 2nd Floor, "Mahalaxmi Vihar" S No 17/1+10A/1, Plot No 19A, Hole Wasti, Undri Tal Haveli Dist Pune 411060. Area: 649 Sq Ft Boundaries:- East : By Open to sky West :By Entrance & Passage North : By Flat No 11 South : By Open to sky	35.86 ----- 3.59	04.11.2024 ----- 21.01.2025 (Symbolic)	Salunkevihar.Pune@bankofindia.co.in
22.	Branch : Sinhadgad Road Branch Name of the A/c. Mr Nishikant Mahadeo Kadbane, Flat No 9 & 10 (Amalgamated), on 1st floor, A Wing, Bldg "Bharti Apartment" Plot Bearing S No 29, Hissa No 1A/1/1, Village Vadgaon Budruk Narhe Road,Shanti Nagar, Kirti Nagar, Tal Haveli Dist Pune 411041. Admeasuring area: Built Up 870 Sq Ft. Boundaries: North: Flat No 8 & staircase, South: Open Space, East: Open space, West: Flat No 11 (Amount Outstanding :Rs. 25.33 Lakhs + interest + expenses w.e.f. 29-07-2024)	EQM of Flat No 9 & 10 (Amalgamated), on 1st floor, A Wing, Bldg "Bharti Apartment" Plot Bearing S No 29, Hissa No 1A/1/1, Village Vadgaon Budruk Narhe Road,Shanti Nagar, Kirti Nagar, Tal Haveli Dist Pune 411041. Admeasuring area: Built Up 870 Sq Ft. Boundaries: North: Flat No 8 & staircase, South: Open Space, East: Open space, West: Flat No 11 (Amount Outstanding :Rs. 25.33 Lakhs + interest + expenses w.e.f. 29-07-2024)	61.38 ----- 6.15	03.08.2024 ----- 16.11.2024 (Symbolic)	SinhagadRoad.Pune@bankofindia.co.in
23.	Branch : Uttamnagar Name of the A/c. :- Mr Venkat Laxman Rathod Flat No 2 (As per index I), Flat No 402 (As per site visit),on 4th floor, Wing B, Bldg "Jay Sevalal Vikas Co Op Housing Society" bearing old S No 417/1+2+3+4A, New S No 417/1A ear Zilla Parishad Primary School, NDA Road, Kondhwe Dhawade, Tal Haveli Dist Pune 411023. Area : Built up area : 40.18 Sq Mtr Boundaries:- East – By Flat No 1 Dilip Sambhaji Jagtap, West –By Open Area, North – By Flat No 3 Dilip Sambhaji Jagtap, South – By A Wing (Amount Outstanding : Rs. 6.72 Lakhs + interest + expenses w.e.f. 30.06.2017)	EQM of Flat No 2 (As per index I), Flat No 402 (As per site visit),on 4th floor, Wing B, Bldg "Jay Sevalal Vikas Co Op Housing Society" bearing old S No 417/1+2+3+4A, New S No 417/1A ear Zilla Parishad Primary School, NDA Road, Kondhwe Dhawade, Tal Haveli Dist Pune 411023. Area : Built up area : 40.18 Sq Mtr Boundaries:- East – By Flat No 1 Dilip Sambhaji Jagtap, West –By Open Area, North – By Flat No 3 Dilip Sambhaji Jagtap, South – By A Wing (Amount Outstanding : Rs. 6.72 Lakhs + interest + expenses w.e.f. 30.06.2017)	13.60 ----- 1.36	09.05.2017 ----- 14.02.2020 (Symbolic)	Uttamnagar.Pune@bankofindia.co.in
24.	Branch : Wanawadi Branch Name of the A/c. M/S Teson Construction, Prop Gurmali Singh Bhinder Flat No 15, 3rd Floor, Bldg E 4, Army Welfare Co Op hsg Society Ltd, Near NIBM Salunke Vihar Road, Kondhwa Khurd, Pune 411022 (Amount Outstanding : Rs. 34.90 Lakhs + interest + expenses w.e.f. 19.10.2023)	EQM of Flat No 15, 3rd Floor, Bldg E 4, Army Welfare Co Op hsg Society Ltd, Near NIBM Salunke Vihar Road, Kondhwa Khurd, Pune 411022 (Amount Outstanding : Rs. 34.90 Lakhs + interest + expenses w.e.f. 19.10.2023)	70.93 ----- 7.09	09.11.2023 ----- 19.01.2024 (Symbolic)	Wanawadi.Pune@bankofindia.co.in

Terms & Conditions: (1) E-Auction is being held on **AS IS WHERE IS, AS IS WHAT IT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS** with all the known and not known encumbrances and the Bank is not responsible for title, condition or any other fact affecting the asset. The details shown above are as per records available with the Bank. The auction bidder should satisfy himself about actual measuring and position of assets. The actual measures and position of asset may differ and authorized officer may not be held responsible for that. Auction sale / bidding would be only through "Online Electronic Bidding" process through the website <https://baanknet.com/> (2) **EMD Amount be directly paid to PSB Alliance E-Auction Portal vide generated challan & payment gateway**, EMD E wallet should reflect the EMD Amount before start of E-Auction process in order to participate in bidding. (3) Date and time of Auction on **26.08.2025 between 11.00 AM to 5.00 PM (IST)**. Unlimited extension of 10 Minutes each. (4) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs. 10,000/-** (5) The intending bidders should hold a valid e-mail id and register their names at portal <https://baanknet.com/> and get their User ID and password free of cost from PSB Alliance E-Auction Portal whereupon they would be allowed to participate in online e-auction. (6) Prospective bidders may avail online help on E-Auction through email support baanknet@psballiance.com & call center no. +91 82912 20220. (7) Earnest Money Deposit (EMD) 10% of reserve price shall be payable through RTGS/NEFT/Fund Transfer to credit the same to PSB Alliance E-Auction Portal vide generated challan. (8) The BID Forms should be uploaded online along with acceptance of terms and conditions of this notice and EMD remittance details (UTR No.), the copy of PAN card issued by Income Tax Department and bidders identity proof and proof of residence such as copy of the passport, election commission card, ration card, driving license etc. on or before last date of submission. (9) EMD amount shall be adjusted in case of the highest / successful bidder, otherwise refunded to E wallet on of finalization of sale. The EMD shall not carry any interest. (10) Interested parties can inspect the assets at site tentatively on **21.08.2025 between 11.00 AM to 5.00 PM**. For inspection of assets please contact Respective Branch. (11) The highest / successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately/latest by the next working day to concerned branch mentioned against the property of the acceptance of the bid price by the officer and the balance 75% of the sale price to be deposited on or before 15th day of the sale or within such an extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable be forfeited and assets shall be put to re-auction and the defaulting bidder shall have no claim right in respect of asset/amount. (12) The highest bidder shall be declared to be the successful bidder / purchaser of the assets mentioned herein provided otherwise he is legally qualified to bid. (13) Nothing in this notice constitutes or will be deemed to constitute any commitment or representation on the part of the Bank to sell the above asset/s. Bank / Authorized Officer reserves the right to cancel the sale for any reason it may deem fit or even without assigning any reason and such cancellation shall not be called in question by the bidders. (14) The purchaser shall bear the applicable stamp duties/additional stamp duty / transfer charges, fees etc. and also the statutory / non statutory dues, taxes, assessment charges, fees etc. owing to anybody. (15) The intending bidders should make their own independent inquiries regarding the encumbrances, title of the asset/s put on auction and claims / rights / dues / effecting the asset, before submitting bid. The asset is being sold with all the existing and future encumbrances whether known or unknown to bank. The authorized officer / Secured creditor shall not be responsible in any way for any third party claims / right / dues. (16) Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount (If not applicable then please delete it). (17) Any dispute/ differences arising out of sale of the asset offered for sale shall be subjects to the exclusive jurisdiction of the Courts/ Tribunals at Pune only. (18) Bidders should visit <https://baanknet.com/> for registration and bidding guidelines. (19) In the event of inconsistency or discrepancy between English version and Marathi version of the notice the English version shall prevail.

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 6(2) OF THE SARFAESI ACT, 2002

The borrower / guarantors/ mortgagors are hereby notified to pay the sum as mentioned above along with interest, other charges and ancillary expenses before the date of e-Auction, failing which the asset will be auctioned / sold and balance dues, if any, will be recovered with interest and cost.

Special Instruction / Caution

Bidding in the last minutes / seconds should be avoided by the bidders in their own interest. Neither Bank of India nor the Service provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Date : 08.08.2025
Place : Pune

Sd/-
Authorised Officer, Bank of India

Pune