**FINANCIAL EXPRESS** 



## पुणे अर्बन को-ऑप. बँक लि. पुणे

मुख्य कार्यालय : २४, कसबापेठ, लोंबर बिल्डींग, कसबा पेठ, पुणे. -४११ ०११.

स्थावर मालमत्तेच्या लिलावाची जाहिर नोटिस

( महाराष्ट्र सहकारी संस्था कायदा कलम १५६ व त्याखालिल नियम १०७ अन्वये )

पुणे अर्बन को ऑप, बँक लि, पुणे, शिवाजीनगर शाखा यानी में, अविध्न ग्रुप ऑफ कंपनीज (भागीदारी संस्था) कार आयुक्त व निबंधक, सहकारी संस्था, महाराष्ट्र राज्य, पुणे यांचेकडील आदेश जा.क.ना.बैंका / १-रा.आ/पुणे अर्बन बेंक/का.क. १५६/२०२५/१०२९ दि.09/08/२०२५

ज्याअर्थी पूर्ण अर्बन को ऑप, बँक लि. पूर्ण शिवाजीनगर शाखा यानी में, अविध्न गुप ऑफ कंपनीज (भागीदारी संस्था) भागीदार 9) श्री. विशाल विजयकुमार हिरेमठ २) श्री. रूद्राण राजाराम देशमुख ३) श्री. विवेक कालिदास सूर्यवंशी व्यवसायाचा पत्ता स. नं. १९/४, फ्लॉट नं. १, ट्रक टर्मिनस, पूणे सातारा रोड, पूणे स. नं. ५४/४/२/१/बी शॉप नं. १७/१८, मंत्री लवेंड्ला, द युनिक पॉईंट बावधन खु., पुणे ४९१०३७ व इतर यांचेविरुद्ध महाराष्ट्र सहकारी संस्थांचा कायदा कलम १०१ अन्वये मा.उपनिबंधक, सहकारी संस्था (परसेवा) यांचेकड्न मिळविलेला वस्ती दाखला/हकुमनामा क.१०१/५९०/२०२१-२२ दि.१७/१२/२०२१ रु.२,४०,४२,३२४/-(+) व्याज असा मिळविला असून तो खाली सही करणार वसूली अधिकारी यांचेकडे बजावणीत आहे आणि, ज्याअधीं कर्जदार व जामिनदार यांना महाराष्ट्र सहकारी संस्था नियम १०७ (३) अन्वयं मागणी नोटिसा पाठविण्यात आल्या आहेत. त्यांनी हकूमनाम्यानुसार रकमेचा भरणा केलेला नाही, आणि, त्यांनी त्यानंतर व आजपर्यंत त्यांचेकडे येणे असलेल्या हकुमनाम्यानुसार कर्जाऊ घेतलेल्या रकमेचा भरणा करणेस कसुर केली आहे आणि, त्याअर्थी बँकेची वसुली होण्यासाठी खालिल तपशिला प्रमाणे मिळकतीचा जाहिर लिलाव गुरुवार दि. ०५/०६/२०२५ रोजी दपारी १.०० वा. वसुली विभाग पुणे अर्बन को. ऑप बैंक मार्केटयार्ड शाखा गुलटेकडी ४११०३७ येथे ठेवण्यात आलेला आहे. ियानान विकी करानगाला पानपनेला नाशिन

|    | ाललावात | Idabi | करावयाच्या | मालमत्त्रया | तपाराल |
|----|---------|-------|------------|-------------|--------|
| 53 |         |       |            |             | 1,950  |

| अ.<br>क्र.  | थकबाकीदार<br>मालमत्ताधारकाचे नाव | ਸ਼ਾਕਸ਼ਜ਼ੇਜ਼ੋ ਰਹੀਜ   |                     | राखीव<br>मुल्य (रु)<br>रू.<br>३,५८,३०,०००/- |  |
|---|----------------------------------|---|---------------------|---|--|
| जामीनदार व गहाणखतदार<br>श्री. दत्तात्रय गोपाळराव<br>वाघमारे |                                  | गाव मौजे बोरामणी, ता. दक्षिण सोलापुर, जि. सोलापुर<br>येथील गट क्र. २४२ क्षेत्र २ हेक्टर १९ आर अधिक<br>पोटखराबा क्षेत्र ०० हेक्टर ०९ आर असे एकुण क्षेत्र ०२<br>हेक्टर २० आर ही जामीनदार दत्तात्रय गोपाळ वाघमारे यांची<br>जमीन मिळकत. | ₹.<br>3,4८,30,000/- |   |  |

मिळकतीसंबंधी अधिक माहिती पाहिजे असल्यास बँकेच्या वसूली विभाग येथे संपर्क साधावा. मो.नं.९५५२५९२२०१/९९६०१२९८३५) विक्रीच्या सविस्तर अटी अणि शर्तीकरिता पुणे अर्बन बँकेची वेबसाईट म्हणजे (www.puneurbanbank.in) यावर उपलब्ध करून दिलेली लिलावाची लिंक पहावी, किंवा वर दिलेल्या मोबाईल क्रमांकावर संबंधित अधिका-यांशी कार्यालयीन वेळेत संपर्क करावा.

दिनांक : १९/०५/२०२५ ठिकाण : पुणे

वस्ली अधिकारी, पुणे अर्बन को-ऑप. बँक लि., पुणे

### जाहिर नोटीस

तमाम लोकांस कळविण्यात येते की, इंडेक्स प्रमाण ऑफीस नं. २०७ आणि मंजर नकाशाप्रमाणे ऑफीस नं ०७ ही खालील परिशिष्टात वर्णन केलेली मिळकत श्रीयुत बदीराज राघवेंन्द्र चलगेरी राहणार डी-१, १०२,यलं ब्लॉसम्स, बीटी कवडे रोड, घोरपडी, पुणे ४११००१ यांचे मालकीची असून डेक्कन रेन्डेझव्हस बिझनेस हब शिवाजीनगर मधील सर्व सामाईक सोयीसविधांसह सदर मिळकत खरेदी घेणेबाबत सदर मालकांशी आमचे अशिलांशी बोलणी चाल आहेत. सदर मिळकतीबाबत पंदरलाल सावजी अर्बन को-ऑप बँक लिमिटेड . जिंतुर वगळता इतर कोणाचाही कोणत्याही प्रकारचा गहाण, दान, बक्षिस, खरेदी, साठेखत, पोटगी, लीन, लीज, करार-मदार, वहिवाट, भाडेकरार, वारसा हक्क कोर्ट जप्ती अगर अन्य कोणताही मालकी हक्क हितसंबंध, बोजा, अधिकार, दावा नसल्याचा भरवसा सदर मालकांनी दिलेला आहे. तसेच सदर व्यवहारास कोणाचीही कोणत्याही प्रकारची हरकत असल्यास, त्यांनी सदर जाहिर नोटीस प्रसिध्द झालेपासन १० दिवसांचे आत खालील पत्त्यावर मुळ कागदपत्रांसह समक्ष भेटून वानी करून दाानी

### मिळकतीचे वर्णनाचे परिशिष्ट

पुणे महानगरपालिका हद्दीतील गाव मौजे **शिवाजीनगर (भांबुर्डा)** येथील सिटी सर्व्हे नंबर १२०२/१७क. १५क. १५ड यांसी फायनल प्लॉट नंबर ५६७/२अ/१५६७/३/१७५६७/३/१८ या मेळकतीवर बांधलेल्या **डेक्कन रेन्डेझव्हस बिझनेस हब** या इमारतीमधील **दसऱ्या मजल्यावरील इंडेक्स प्रमाणे ऑफीस नं. २०७** आणि मंजर नकाशाप्रमाणे ऑफीस नं. ०७ यांसी कारपेट क्षेत्र ४५.५२ चौरस मीटर + एक कार पार्किंग असलेली मिळकत. पुणे, दिनांक : २०/०५/२०२५

ॲड. अजय जे. खिलारी अव्हेनियर, चौथा मजला, गजानन महाराज मठ. घोले रोड, शिवाजीनगर, पुणे -४११००५ संपर्क क्र. ८५५४८३५५५

#### **PUBLIC NOTICE**

Notice is hereby given to Public that the flat more particularly described in the schedule hereunder belongs to Baban Shripati Bombalewas passed away on 10th June 2015 leaving behind him Mr. Sampat Baban Bombale (son), Mrs. Sheela Bairand Pashankar alias Sheela Baban Bombale (daughter), Mrs. Lata Prakash Kedari alias Lata Baban Bombale (daughter), Mrs. Asha Prakash Pawar alias Asha Baban Bombale (daughter), Mrs. Usha Suryakant Marne alias Usha Baban Bombale (daughter) Mrs. Siddhi Sidhir Redkar alias Siddh Baban Bombale (daughter) and Smt. Sitabai Baban Bombale (wife) as his legal heirs. As part of title investigation of the said flat, we have published the present notice However any person/s having any claim, right, title or interest in or to the said flat by way of sale, gift, lease, tenancy, exchange mortgage, charge, lien, inheritance, trust, possession, agreement or otherwise howsoever, are hereby required to make the same known in writing, along with the supporting documents, to us at the address given below within a period of 8 days from the date of publication hereof, failing which it shall be presumed that there is no such claim and the same, if any, shall b considered to be waived. SCHEDULE

(DESCRIPTION OF THE FLAT) Flat No. 303, on the 3rd Floor, Building no. D, in the Vanaz Pariwar Co-operative Housing Society Ltd. Scheme, at Survey No. 85/1, CTS No. 720, Village Kothrud within the limits of Pune Municipal Corporation, Taluka Haveli, District Pune.

Pune, 21/05/2025 Adv. Seema K. Todkari (Office No. 104, 1st floor, Sai Chamber, Shivaii Nagar, Pune – 411003)

Telephone No. 8087962473/8329804042

**PUBLIC NOTICE** Notice is hereby given to the public at large that the Flat properties described in SCHEDULE below was owned by Mr. Balasaheb Baban Jadhav. Mr. Balasaheb Baban Jadhav expired on 21/05/2024 leaving behind his legal heirs namely **Smt.** Jayashree Balasaheb Jadhav (Widow |Wife), Son namely Mr. Omkar Balasaheb| Jadhav both R/at Matoshri, S. No. 50, Vadgaon Bk., Pune - 411041 and Daughter Mrs. Ragini Sachin Gogawale (Name before marriage Miss. Ragini Balasaheb Jadhav) R/at 410, Holkarnagar, S. No. 19, Ambegaon Bk., Pune - 411046. The above said legal heir/Present Owners declared and told that they are the absolute owners, possessors, occupiers of the said Schedule properties and no any other person have right, title, interest in the said properties as a legal heir of Late. Balasaheb Baban Jadhav. They have assured my client that the said Schedule properties is free from all encumbrances.

Any person/s having any claims, charges by way of sale, agreement, mortgage, lien, gift, lease, inheritance rights or otherwise howsoever in respect of the same are required to intimate the same in writing to the undersigned together with proof thereof within 7 (SEVEN) days of publication of this notice failing which my clients shall complete the sale/transaction and all such claims, if any, shall be deemed to have been waived and/or abandoned. SCHEDULE OF THE FLAT PROPERTY ALL THAT piece and parcel of the residential Flat No. 101, 102, 104 on

1st Floor & Flat No. 406 on 4th Floor & Flat No. 703 on 7th Floor in the Wing A and Flat No. 201 on 2nd Floor & Flat No. 903, 904 on 9th Floor in the Wing **B**, in **Building No. 1**, the society known as Vrundawan Srushti Balkrishna Co. Op. Housing Society Ltd., constructed on property land admeasuring area about 00 H. 59 Aar of S. No. 41 Hissa No. 1/3 situated at Narhe, Taluka Haveli, Dist. Pune and within the local limits of the Pune Municipal Corporation.

**Place - Pune** Date - 20/05/2025

Adv. K. D. Gaikwad (Advocate & Notary) Add-Office No.6, Omkar Garden G-3 S. No. 14, Manik Baug, Nr. Veer Tanaji Mandal, Sinhagad Road, Vadgaon Bk. Pune-411041 Mob. No. 9970888330.

KERALA WATER AUTHORITY (e-Tender Notice) **Tender No:** 02/ 2025-26/ SRI/ NTR JJM 2022-223 - Setting up/ Upgradation / Operation of Laboratories for WQM&S Procurement of Ion Chromatograph at State Referral Institute for Water Quality, Nettoor EMD: Rs. 50000/-, Tender fee: Rs. 2755, Last Date for submitting Tender: : 18-06-2025 03:00:pm Phone: : 0484 2702278 Website: www.kwa.kerala.gov.in. www.etenders.kerala.gov.in **Superintending Engineer SRI Circle** KWA-JB-GL-6-89-2025-26 Nettoor

#### **MARA OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED**

Corporate Office: Kohinoor Square, 47th Floor, N.C Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai 400028, Contact No-9773406175.

#### SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES [See proviso to rule 8 (6) read with rule 9(1)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) read with Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower M/s. B. R Udhyog through its Proprietor Mr. Anilkumar Babulal Runthala, Mr. Omorakash Babulal Runthala & Mrs. Harsha Anilkumar Runthala that the below described immovable property mortgaged/charged to the Secured Creditor, the Physical possession of which has been taken dated 02.07.2021 and 30.08.2024 by the Authorized Officer of Omkara Assets Reconstruction Private Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 06.05.2025 at 11.00 am (last date and time for submission of bids is 05.06.2025 by 6.00 PM), for recovery of Rs. 13,28,55,759.97/- (Rupees Thirteen Crores Twenty Eight Lacs Fifty-Five Thousand Seven Hundred Fifty -Nine and Paise Ninety Seven Only) as on 31.05.2019 plus Interest and Other Expenses.

The M/s Omkara Assets Reconstruction Private Limited Secured Creditor from above mentioned borrower and co-borrower. The Omkara Assets Reconstruction Pvt ltd (acting in its capacity as Trustee of Omkara PS 17/2020-21 Trust) has acquired entire outstanding debts lying against above said borrower/guarantors vide Assignment Agreement dated 28.01.2021 along with underlying security from Thane Janta Sahakari Bank Ltd. (TJSB). The description of the Immovable Property, reserve price and the earnest money deposit and known encumbrances (if any) are as under:

| Sr.<br>No.   | DESCRIPTION OF THE PROPE  | ERTY                                    | RESERVE<br>PRICE | EMD              | BID<br>INCREMENT |
|--|---|---|------------------|------------------|------------------|
| 1.   | Shop No. 1 Ground Floor, Shree Appartment "A", T.P. Scheme No. 1, New Paccha Peth, Solapur. Built up area 22.57 Sq. mtrs.             |   | Rs. 34,00,000    | Rs.<br>3,40,000  | Rs.<br>30,000    |
| 2.   | Shop No. 2 Ground Floor, Shree Appartment "A", T.P. Scheme No. 1, New Paccha Peth Solapur. Built up area 21.08 Sq. mtrs.              |   | Rs. 32,00,000    | Rs.<br>3,20,000  | Rs.<br>25,000    |
| 3.   | Garage No. 1 Ground Floor, Shree Security ID Appartment "A", T.P. Scheme No. 1, New Paccha Peth Solapur, Built up area 21.42 Sq. mtrs |   | Rs. 21,00,000    | Rs.<br>2,10,000  | Rs.<br>10,000    |
| 4.   | Garage No. 2 Ground Floor. Shree Security ID Appartment "A", Scheme No. 1, New Paccha Peth, Solapur. Built up area 21.23 Sq. mtrs.    |   | Rs. 20,00,000    | Rs.<br>2,00,000  | Rs.<br>10,000    |
| 5.   | Open Industrial Plot Bearing Gat No. 563/1/9/A/2/2 At Village - Kumbhari,<br>Tal-South Solapur, 20000 Sq. Mtrs.                       |   | Rs. 5,63,00,000  | Rs.<br>56,30,000 | Rs.<br>5,00,000  |
| 6.   | Open Na Potential Land Bearing Gat No. 385/1/A/B/2/C/2/2 At Village -<br>Kumbhari, Tal-South Solapur. 2000 sq. Mtrs.                  |   | Rs. 49,00,000    | Rs.<br>4,90,000  | Rs.<br>40,000    |
| Date of E- Auction 06.06.2025 at 11  |   | 06.06.2025 at 11.00                     | A.M to 2.00 P.M  |                  |                  |
| Last date and time for submission of bid letter of<br>participation/KYC Document/Proof of EMD: |   | 05.06.2025 by 6:00                      | pm               |                  |                  |
| Date of Inspection   |   | 02.06.2025 between 01.00 pm to 04.00 pm |                  |                  |                  |

To the best of our knowledge and information available on Known Liabilities/Encumbrances record, there is no known encumbrance on any property, However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the properties put on Auction.

This Publication is also a Fifteen Days' notice to the borrowers/co-borrower under Rule 8(6) read with 9(1) of the Security Interest (Enforcement) Rules, 2002. For detailed terms and conditions of the sale please refer to the link provided in secured creditor website

i.e., http://omkaraarc.com/auction.php, and the contact details of authorised officer Pratiksha Patel (Contact No. 9773406175 and Rajendra Dewarde 9324546651 and Emailpratiksha.patel@omkararc.com Bidder may also visit the website http://www.bankeauction.com or contact service provider M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@ban keauctions.com, Mr. Bhavik Pandya, Mobile :88666 82937 E mail Maharashtra@c1india.com, Intending bidders shall comply and give declaration under section 29A of insolvency and bankruptcy code 2016.

Sd/- Authorized Officer. (Pratiksha Patel) Omkara Assets Reconstruction Pvt Ltd. Date: 21.05.2025 (Acting in its capacity as a Trustee of Omkara PS 17/2020-21 Trust) Place: Solapur

#### motilal oswa

#### **Motilal Oswal Home Finance Limited**

Depot, Prabhadevi, Mumbai - 400 025, CS: 8291889898 Website: www.motilaloswalhf.com, Email: hfguery@motilaloswal.com

**DEMAND** Read. Office: Motilal Oswal Tower, Rahimtullah Sayani Road, Opp. Parel ST NOTICE

UNDER THE PROVISIONS OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT. 2002 ("the Act") AND THE SECURITY INTEREST (ENFORCEMENT) RULES. 2002 ("the Rules") he undersigned being the authorized officer of Motilal Oswal Home Finance Limited (MOHFL) under the Act and in exercise of powers conferred under Section 13 (12) of the Act read with the Rule 3, issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that borrower(s) is/are avoiding the service of the demand notice(s), therefore the service of notice is heing effected by affivation and publication as per Rules. The contents of demand notice(s) are extracted herein below

| being effected by affixation and publication as per realies. The contents of definant hotioo(s) are extracted herein below. |   |  |   |  |  |  |
|---|---|--|---|--|--|--|
| Sr.<br>No.  | Loan Agreement No./Name of the Borrower (s)/Co-Borrower(s)/Guarantor Name | Date of Demand Notice and<br>Outstanding | Description of the Immovable Property                       |  |  |  |
| 1   | LXMOSOLAPU5522-230670854 /  | 14-05-2025/ Rs.1040136/-                 | Tenement No. 1189 Group - C Ad Measuring 49.50              |  |  |  |
|   | Borrower: Rajesh Shekhar Pula   | (Rupees Ten Lac Forty                    | Sq.mtr. Pune Housing And Area Development Board             |  |  |  |
|   | Co-Borrower: Shakuntala   | Thousand One Hundred                     | ed Jule Solapur Part - 2 Old Vidi Gharkul Near Vijay Maruti |  |  |  |
|   | Shekhar Pula/Archana Rajesh   | Thirty Six Only)                         | Chowk Kasbe Solapur Tal - North Solapur Dist - Solapur      |  |  |  |
|   | Pula  |  | Near Vijay Maruti Temple Near Vijay Maruti Chowk            |  |  |  |
|   |   |  | Solapur Maharashtra-413006                                  |  |  |  |

| LXMOSOLAPU5223-240689285/    | 14-05-2025/ Rs.2924669/- | Old Sno. 146/1 New S No.144/1 Plot No. 896,897,898,8     |
|------------------------------|--------------------------|--|
| LXMOSOLAPU5223-240690770 /   | (Rupees Twenty Nine Lac  | 99,900,901,902,903,904,905,906,907,908,1009,1010,1       |
| Borrower: Chandrakant Laxman | Twenty Four Thousand     | 011 And 1012, Ad Measuring 525 Sq.mtr., Bhagya Nagar     |
| Dontul Co-Borrower: Sunita   | Six Hundred Sixty Nine   | Near Kisan Sankul Akkalkot Road Kasbe Solapur Tal        |
| Chandrakant Dontul           | Only)                    | - North Solapur Dist - Solapur Near Kisan Sankul         |
|                              |                          | Rangraj Nagar Water Tank Solapur Maharashtra-413005      |
| LXMOSOLAPU5523-240704981     | 17-05-2025/ Rs.2488443/- | Flat No. 3a, First Floor, 'Raj Palace' Apartment Cts No. |
|                              |                          |  |

| / Borrower: Maruti Narayan (Rupees Twenty Four Lac |                          | 10388 Final Plot No. 34/A/62 Layout Plot No. 60 Tp No. |  |  |  |  |
|--|--------------------------|--|--|--|--|--|
| Bhandari Co-Borrower: Ambika                       |                          | 1 Opposite Walchand College Of Arts And Science New    |  |  |  |  |
| Maruti Bhandari                                    | Four Hundred Forty Three | Pachha Peth Tal - North Solapur Dist - Solapur Near    |  |  |  |  |
|  | Only)                    | Walchand College Solapur Maharashtra-413003            |  |  |  |  |
| LXMOHOF5223-240676697 /                            | 14-05-2025/ Rs.2527364/- | Flat No 201, 2nd Floor, B-Wing- S No 31., Hissa No     |  |  |  |  |
| Borrower: Prashant Vinayak                         | (Rupees Twenty Five Lac  | 18,13148.72 Sq.ft., Shivneri Kamthe Wasti Dhayari      |  |  |  |  |
| Gosavi Co-Borrower: Seema                          | Twenty Seven Thousand    | Haveli, Pune,Maharashtra- 411041                       |  |  |  |  |
| Suresah Gosavi                                     | Three Hundred Sixty Four |  |  |  |  |  |

Only)

The borrower(s) are hereby advised to comply with the demand notice(s) and to pay the demand amount mentioned therein and hereinabove within 60 days from the date of this publication together with applicable interest, additional interest, bounce charges, cost and expenses till the date of realization of payment. The borrower(s) may note that MOHFL is a secured creditor and the loan facility availed by the Borrower(s) is a secured debt against the immovable property/properties being the secured asset(s) mortgaged by the borrower(s). In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time. MOHFL shall be entitled to exercise all the rights under Section 13(4) of the Act to take possession of the secured asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder and realize payment. MOHFL is also empowered to ATTACH AND/OR SEAL the secured asset(s) before enforcing the right to sale or transfer. Subsequent to the Sale of the secured asset(s). MOHFL also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the MOHFL. This remedy is in addition and independent of all the other remedies available to MOHFL under any other law.

The attention of the borrower(s) is invited to Section 13(8) of the Act, in respect of time available, to redeem the secured assets and further to Section 13(13) of the Act, whereby the borrower(s) are restrained/prohibited from disposing of or dealing with the secured asset(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s), without prior written consent of MOHFL and non-compliance with the above is an offence punishable under Section 29 of the said Act. The copy of the demand notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours.

Place : Maharashtra Date : 21.05.2025

Sd/- Authorized Officer, (Motilal Oswal Home Finance Limited)

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

Date of Demand Notice: 07/08/2024

Date of Demand Notice: 28/02/2025

Date of Demand Notice: 28/02/2025

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

> Name & Address of Borrowers / Co-borrowers / Mortgagors / Guarantors Outstanding Amount (Rs.)

1) M/s. Manoj Fire Equipment Private Limited (Borrower) 2) Mr. Shailesh Abasaheb Kudale 3) Mrs. Mansi Shailesh Rs.1,12,16,565/- (Rupees One Crore Twelve Lakh Sixteen Kudale 4) Mr. Ashok Vitthal Jagtap 5) Mr. Jayshri Ashok Jagtap 6) Mr. Dnyaneshwar Laxman Kudale (Guarantor) Thousand Five Hundred and Sixty Five Only) due as on 06/ Having Add. At. Plot No.J-280, Behind Wonder Cars, Bhosari MIDC, Pune-411026, Also At : Flat No.103, Tower No.3, 08/2024 & together with further interest thereon at the contra-Lodha Belmondo Opposite MCA Stadium, Dehue Road, Canttonment, Ghaunje Mawal, Pune-412101, Also At : Flat.No. | ctual rate of interest from 07/08/2024 till the date of payment. 2501, A-Wing, Fairfield Lodha Luxuria, Eastern Express Highway, Behind Boulevard Mall, Majiwada, Thane West-400601 | the aforesaid amount and incidental expenses, costs, charges Also At : Satya Puram Building, Vikas Nagar, Dehu Road, Near Riksha Stop, Dehu Road, Pune-412101. etc. incurred / to be incurred until the date of payment.

Description of Immovable Properties: All that piece and parcel of: 1) Shop No14, Adm. Area 444. Sq. Fts., Build Up Area on the ground Floor and 328 Sq. Fts on 1st Floor in the

Date of Symbolic Possession: 15/05/2025

Date of Symbolic Possession: 17/05/2025

Date of Symbolic Possession: 17/05/2025

Seven Lakh Twenty One

Thousand Eight Hundred

Sixty Four Only) by way of

outstanding principal,

arrears (including accrued

late charges) and interest

till 13.05.2025

08.05.2025

notice.

Building named Shree Durga Complex of the Shree Durga Co-Op Housing Society Ltd., on Plot.No.4, Adm Area 1378.50.Sq.Mtrs at Sector-3, Ghansoli, Navi Mumbai, Tal and District Thane and having Boundaries as: Towards North: By 15 Mtrs Wide Road, Towards South: Plot No.5, Towards East: By 30 Mtrs Wide Road, Towards West: Plot No.3 2) Shop. No15, Adm. Area 444. Sq. Fts., Build Up Area on the ground Floor and 328 Sq. Fts on 1st Floor in the Building named Shree Durga Complex of the Shree Durga Co-Op Housing Society Ltd., on Plot No.4, Adm Area 1378,50.Sq.Mtrs at Sector-3, Ghansoli, Navi Mumbai, Tal and District. Thane and having Boundaries as: Towards North: By 15 Mtrs Wide Road, Towards South: Plot.No.5, Towards East: 30.Mtrs Wide Road, Towards West: Plot.No.3.

Sd/- Axis Bank Ltd., Authorised Officer Date: 15/05/2025 Place: Pune

Registered Office: Axis Bank Ltd., "Trishul" -3rd floor, Opp. Samartheshwar Temple, Near Law Garden, Ellisbridge, Ahmedabad -AXIS BANK LTD. 380006, Branch Address: Axis Bank Ltd., Sterling Plaza, Ground floor, Opp. Sai Sevices Petrol Pump, J.M.Road, Pune-411084.

Whereas, The undersigned being the Authorized Officer of the Axis Bank Ltd., Under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notices on the dates mentioned below, calling upon the borrowers / Co-borrowers / Guarantors / mortgagors, as per details given below, to repay the amounts mentioned in the respective Notices within 60 days from the date of the respective notice. The borrowers / Co-borrowers / Guarantors / mortgagors, having failed to repay the amount, notice is hereby given to the borrowers / Co-borrowers / Guarantors / mortgagors and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act, read with Rule, 6 & 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned below. The borrowers / Coborrowers / Guarantors / mortgagors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Axis Bank Ltd., for amounts mentioned below. The borrower's attention is invited to the provisions of Sub Section (8) of Section 13 of the SARFAESI Act. 2002 in

respect of time available, to redeem the secured assets. Sr.No. Name & Address of Borrowers / Co-borrowers / Mortgagors / Guarantors **Outstanding Amount (Rs.)** 1) Amit Mahadev Gangir 2) Rahul Mahadev Gangir, Both R/o. Flat No.808, 8th Rs. 19.54.902/- (Rupees Nineteen Lakh Fifty Four Thousand Nine Hundred Two Only) Floor, Building 'W+X', Eiffel City, Talegaon Road, Ranubai Mala, Chakan, Tal.Khed, amount as on 14/01/2025 & together with further contractual rate of interest from 15/01/ Dist.Pune-410501, Also at : C 304, Meridian Residency, Ranubai Mala, Talegaon | 2025 thereon till the date of payment the aforesaid amount and incidental expenses, costs. Road, Near Aarogyam Hospital, Chakan, Tal.Khed, Dist.Pune-410501. charges etc. incurred / to be incurred until the date of payment. Date of Demand Notice: 17/01/2025 Date of Symbolic Possession: 17/05/2025

Description of Immovable Properties: All that piece and parcel of Flat No.808, on 8th Floor, admeasuring Carpet area 491 Sq. Ft. i.e. 45.61 Sq. Mtrs. + Terrace area 43 Sq. Ft. i.e. 3.99 Sq. Mtrs. + Total Carpet area 534 Sq. Ft. i.e. 49.60 Sq. Mtrs. + Car Parking No. W-22, in the Building No. 'W + X', of the Project known as " Eiffel City ", constructed on Gat No. 1430 (Old 1351), 1431 (Old 1352), 1432 (Old 3153), 1435 (Old 3156), 1436 (Old 3157), 1437 (Old 3158), 1551 (Old 3224), 1552 (Old 3221), 1553/1 (Old 3226), 1553/2 (Old 3226), 1454 (Old 3227), 1555 (Old 3228), 1556 (Old 3229), 1557 (Old 3230), Situated at Village - Chakan, Tal.Khed, Dist.Pune and owned by Amit Mahadev Gangir and Rahul Mahadev Gangir and bounded as per Building Plan.

2. 1) Bhupendra Singh Bhadoria 2) Vandana Bhupendra Bhadoria, Both R/o. Flat Rs. 16,82,133/- (Rupees Sixteen Lakh Eighty Two Thousand One Hundred Thirty Three No. 202, 2nd Floor, D wing, Kanchi Enclave, Chakan, Pune-410501, Also at: C/o Only) being the amount due as on 26/12/2024 together with further contractual rate of Ganpat Medankar, House No.103, Near Kalubai Mandir, Chakan, Pune-410501. interest thereon till the date of payment, the aforesaid amount and incidental expenses, costs, charges etc. incurred / to be incurred until the date of payment Date of Demand Notice: 31/12/2024 Date of Symbolic Possession: 17/05/2025

Description of Immovable Properties: All that piece and parcel of Flat No.202, D wing, 2nd floor, having carpet area admeasuring 540 Sq. Ft. i.e 50.18 Sq. Mtr., the project/ scheme known as "Kanchi Enclave", constructed on the land bearing. Gat No.1131. situated at village Chakan, Taluka-Haveli, District- Pune and bounded as per building Plan.

1) Bibhishan Balasaheb Bhapkar 2) Adika Bibhishan Bhapkar, Both R/o. Flat Rs. 24,24,604.84/- (Rupees Twenty Four Lakh Twenty Four Thousand Six Hundred Four No.401, 4th Floor, B Wing, Suburbia Estate, Gat No.501, Pune Nagar Road, and Eighty Four Paisa Only) being the amount due as on 21/02/2025 together with further contractual rate of interest thereon till the date of payment, the aforesaid amount and Pune-412216, Also at: Flat No.104, Building D-2, Umang Homes, Gat No.690 to 710, JSPM College, Wagholi, Pune-412207, Also at : At post Gundegaon, incidental expenses, costs, charges etc. incurred / to be incurred until the date of payment. Haral Mala, Taluka & Dist, Ahmednagar-414101

Description of Immovable Properties: All that piece and parcel of Flat No.401 on 4th Floor in Wing-B, having carpet area admeasuring 50.72 Sq. Mtr., Dry Balcony area admeasuring 2.64 Sq. Mtr., Enclosed Balcony area admeasuring 10.56 Sq. Mtr. and terrace area admeasuring 9.86 Sq. Mtr. along with one covered car parking area. The project/scheme known as "Suburbia Estate", constructed on the land bearing Gat No.501 situated at village Lonikand, Tal Hayeli, Dist Pune.

4. 1) Digambar Dovandeo Zinjurke 2) Ranjana Dovandeo Zinjurke, Both R/o, Flat No.604 Rs. 30,08,794/- (Rupees Thirty Lakh Eight Thousand Seven Hundred Ninety Four 6th Floor, Wing M, Dreams Sankalp Phase 2, Gat No.862, Wagholi, Pune -412207, Also Only) being the amount due as on 26/12/2024 together with further contractual rate at : Flat No.301, Rundavan Complex, Near Uttsav Residency, Avhalwadi Road, Wagholi, of interest thereon till the date of payment, the aforesaid amount and incidental expe-Pune-412207, Also At No.2: 714, Mahajan Vasti, Golegaon, Pune - 412210 nses, costs, charges etc. incurred / to be incurred until the date of payment Date of Symbolic Possession: 17/05/2025 Date of Demand Notice: 31/12/2024

Description of Immovable Properties: All that piece and parcel of Flat No.604 on 6th floor in Wing M having carpet area admeasuring 49.05 Sq.Mtr. along with enclosed terrace area admeasuring 3.62 Sq. Mtr. and dry bancony area admeasuring 2.88 Sq. Mtr. along with four wheeler parking area admeasuring 9.00 Sq. Mtr. The project/scheme known as "Dreams Sankalp Phase 2", constructed on the land bearing Gat No. 862 situated at village Wagholi, Taluka-Haveli, District Pune and bounded as per building Plan

5. 1) Kisan Dattoba Bhujbal 2) Rohini Kisan Bhujbal, Both R/o. Flat No.B1-201, 2nd Floor, Rs. 10,89,566/- (Rupees Ten Lakh Eighty Nine Thousand Five Hundred Sixty Wing B-1, Building Eco Gram, Nirzar, Shikrapur, Tal. Shirur, Dist. Pune-412208, Also at : Old | Six Only) being the amount due as on 26/11/2024 together with further Zilla Parishad Building, Near Collector Office, Dist.Pune-411001, Also at : Sr.No.49, Anant | contractual rate of interest thereon till the date of payment, the aforesaid amount Apartment, Flat No.4, Chandan Nagar, Near Suryamukhi Ganpati Mandir, Kharadi, Dist Pune and incidental expenses, costs, charges etc. incurred / to be incurred until the 411004

> Date of Demand Notice: 30/11/2024 Date of Symbolic Possession: 17/05/2025

Description of Immovable Properties: All that piece and parcel of Flat No.201, on 2nd Floor, admeasuring Carpet with Terrace Area 415 Sq. Fts. I.e. 38.55 Sq. Mtrs., Built-Up Area 540 Sq. Fts. i.e. 50.16 Sq. Mtrs., in the Wing 'B-1', in Buiding ' Eco Gram', of the Building known as " Nirzar", and constructed on Gat No.1123, 1124, 1240/1. Situated at Village - Shikrapur, Tal - Shirur, Dist - Pune and owned by Kisan Dattoba. Bhujbal and Rohini Kisan Bhujbal and bounded as per Building plan.

1) Piyush Kant Yadav 2) Khushbu Yadav, Both R/o. Flat No.1107, 11th Floor, Rs. 9,96,727/- (Rupees Nine Lakh Ninety Six Thousand Seven Hundred Twenty Seven Only Building B, Adhya Radhakrishna, Gat No.119, Chikhali, Pune-412114 Also at : ) being the amount due as on 21/02/2025 together with further contractual rate of interest Room No. 12, Appanchi Kripa, Nadhe Building, Opp. Krishna Hospital, Jyotiba | thereon till the date of payment, the aforesaid amount and incidental expenses, costs, charges Nagar, Kalewadi, Pune-411017. etc. incurred / to be incurred until the date of payment.

Description of Immovable Properties: All that piece and parcel of Flat No.1107 on 11th Floor in Building B, having carpet area admeasuring 30.92 Sq. Mtr. and Cupboard area admeasuring 0.63 Sq. Mtr., Enclosed balcony area admeasuring 4.25 Sq. Mtr. and Utility terrace area admeasuring 1.8 Sq. Mtr. and terrace area admeasuring 6.3 Sq. Mtr. The project/scheme known as "Adhya Radhakrishna", constructed on the land bearing Gat No.119, 120, 121, 122 situated at village Chikhali, Taluka. Haveli, District. Pune 7. 1) Prashant Tarachand Sonawane 2) Pallavi Prashant Sonawane, Both R/o. Flat No Rs.28,83,605/-(Rupees Twenty Eight Lakh Eighty Three Thousand Six Hundred Five

101, Stillt Floor, Unique Apartment, Gat No.156, Plot No.69, S.No.156, Bijali Nagar, Only) being the amount due as on 21/02/2025 together with further contractual rate of Chinchwad, Pune-411033. Also at : Flat No.3/21, Bindusagar Apartment, MIDC | interest thereon till the date of payment, the aforesaid amount and incidental expenses, Road, Bijalinagar, Chinchwad, Pune-411033. costs, charges etc. incurred / to be incurred until the date of payment. Date of Demand Notice: 28/02/2025 Date of Symbolic Possession: 17/05/2025

Description of Immovable Properties: All that piece and parcel of Flat No.101 on Stilt Floor, having carpet area admeasuring 53 Sq. Mtr., The project/scheme known as

"Unique Apartment", constructed on the land bearing CTS No.3031, S.No.156 situated at village Chinchwad, Tal.Haveli, Dist.Pune

1) Sambhaji Shivaji Parekar 2) Monika Sambhaji Parekar, Both R/o. S.No.308, Rs. 25,09,089/- (Rupees Twenty Five Lakh Nine Thousand Eighty Nine Only) being the Flat No. 102, S1 Bldg., Vision Woods, Nr. Railway Station, Jambhul, Pune-412106 | amount due as on 14/01/2025 together with further contractual rate of interest thereon till Also at : Flat No.P 204, Vision City, Gat No.308, 309, 338 & 339 Nr. Xrbia Project. | the date of payment, the aforesaid amount and incidental expenses, costs, charges etc.

Jambhul, Pune-412106. incurred / to be incurred until the date of payment Date of Demand Notice: 16/01/2025 Date of Symbolic Possession: 17/05/2025 Description of Immovable Properties: All the piece and parcel of Flat No.204, on 2nd floor, in the building No. P, admeasuring area 696.8 Sq. Ft. i.e. 64.732 Sq. Mtrs. built up along with terrace admeasuring area 77.2 Sq. Ft. i.e. 7.153 Sq. Mtrs. in the building known as Vision City situated bearing Gat No.308 & 309 and Gat No. 338 & 339 at

village Jambhul, Tal.Maval, Pune. Date: 17/05/2025 Place: Pune Sd/- Axis Bank Ltd., Authorised Officer



# ADITYA BIRLA HOUSING FINANCE LIMITED

Registered Office- Indian Rayon 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 thecontractual 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):

| No  | Name and Address Borrower/ Co-Borrower and Guarantor / Co-Guarantor & Loan A/C No.   | NPA Date      | Date of Demand Notice | Demand Notice /as on<br>Date  |
|-----|--|---------------|-----------------------|---|
| 1   | 1.JYOTI SANDIP CHAVHAN Cts No.5104/A South Side, Ground Floor, Ichalkranji, Holi Katta Road, Near Retro Café, Kolhapur, Maharashtra-416115. 2.JYOTI SANDIP CHAVHAN 1178, Near Chavan Wadi, Korochi, Korochi District, Kolhapur, Maharashtra-416109. 3. JYOTI SANDIP CHAVHAN (In The Capacity Of Available Legal Heir Of Late Sandip Sitaram Chavan) Cts No.5104/A South Side, Ground Floor, Ichalkranji, Holi Katta Road, Near Retro Café, Kolhapur, Maharashtra-416115. 4. JYOTI SANDIP CHAVHAN (In The Capacity Of Available Legal Heir Of Late Sandip Sitaram Chavan) 1178, Near Chavan Wadi, Korochi, Korochi District, Kolhapur, Maharashtra-416109. Loan account no. LNKLPPNO-05240211948 & LNKLPPNO-05240211951 |               | 14.00.2020            | Rs.12,36,730/- (Rupees Twelve<br>Lakh Thirty Six Thousand Sever<br>Hundred Thirty Only) by way of<br>outstanding principal, arrears<br>(including accrued late charges<br>and interest till 07.05.2025. |
| DES | CRIPTION OF IMMOVABLE PROPERTY)PROPERTIES MORTGAGED: All That Piece And Parcel Of C.S No. 5104/A (South Sic  | e), Having Ac | Imeasuing Area 15     | 5.1 Sq.Mtrs. Out Of 46.61 Sq.   |

Mtrs.Situated Kasaba Ichalkaranji, Tal-Hatkanangale, Dist. Kolhapur And Bounded As:- East: Property Of Shri. Kulkarni West: 30ft Road North: Property Of Chandrakant Ingale South: Property Of Shri Gomewadikar. INR 7,21,864.00/- (Rupees

2 1. MR. VASANT SADASHIV WAGHMARE 304, Vakratund Heights, S. No. 278, Hissa No. 1a/2b (Old S No. 278, Hissa No. 11.05.2025 | 15.05.2025 +2/2/3/1), Near Ganesh Mandir, Dhanori Road, Pune, Lohgaon, Pune, Maharashtra - 411015. 2. MRS, SARIKA VASANT WAGHMARE 304, Vakratund Heights, S. No. 278, Hissa No. 1a/2b (Old S No. 278, Hissa No. 1+2/2/3/1), Near Ganesh Mandir, Old notice Dhanori Road, Pune, Lohgaon, Pune, Maharashtra - 411015. 3. MR. AKASH VASANT WAGHMARE 304, Vakratund Heights, S. dated No. 278, Hissa No. 1a/2b (Old S No. 278, Hissa No. 1+2/2/3/1), Near Ganesh Mandir, Dhanori Road, Pune, Lohgaon, Pune, 17.01.2025 Maharashtra - 411015. 4. MR. VASANT SADASHIV WAGHMARE Survey No. 24, Ganpati Mandir, Munjaba Wasti, Dhanori, Pune withdrawn. City, Pune, Maharashtra - 411015, 5. MRS. SARIKA VASANT WAGHMARE Survey No. 24, Ganpati Mandir, Munjaba Wasti, This publica-Dhanori, Pune City, Pune, Maharashtra - 411015. 6. MR. AKASH VASANT WAGHMARE Survey No. 24, Ganpati Mandir, Munjaba tion to be Wasti, Dhanori, Pune City, Pune, Maharashtra - 411015. 7. MR. VASANT SADASHIV WAGHMARE C/O Royal Orchid Golden treated as Suites Near Kumar City, Royal Orchid Garden Suites, Golden Nest, Opp. It Park, Pune, Maharashtra-411014. 8. MRS. SARIKA Effective VASANT WAGHMARE C/O Spiffys Hospility Solutions India Airport Road, Sanjay Park International Symbiosis, Ishanya School,

Viman Nagar, Pune, Maharashtra-411014. 9. MR. AKASH VASANT WAGHMARE C/O Patil Motors Pune Urban Bank, Near Sathe

Wasti, Lohegaon, Pune, Maharashtra-411047. Loan account no LNPNPHL 12230193340 DESCRIPTION OF IMMOVABLE PROPERTY)PROPERTIES MORTGAGED: All That Consisting Of Flat No. 304, Admeasuring Area 430 Sq. Fts. I.E. 39.96 Sq. Mtrs. On The 3rd Floor, Society Known As "Vakratund Hights", Constructed On Survey No. 287 Hissa No. 1a/2b, (Old Survey No. 287, Hissa No. 1+2/1+2/2/3/1) Situated At Village Lohgaon Taluka Haveli District Pune 411015, And, Bounded As: East: By Staircase North: By Open Land West: By Property Of Sathe South: By Flat No. 303.

3 1. NILESH BALKRUSHNA BODAKE Flat No. 704, 7th Floor, Building No. A-3, Off Satara Road, Sun Smaruddhi, Near Star City 06.05.2025 14.05.2025 Rs 7,65,505.66/-(Rupees Seven Lac Sixty Five Project, Dhangarwadi, Taluka Khandala, District Satara, Maharashtra 415526. **2.VIMAL BALU BODAKE** Flat No. 704, 7th Floor, Thousand Five Hundred Five Building No. A-3, Off Satara Road, Sun Smaruddhi, Near Star City Project, Dhangarwadi, Taluka Khandala, District Satara, Old notice Maharashtra 415526. 3. NILESH BALKRUSHNA BODAKE324, Malivada, Andakibu Vill, Tehsil Falatan, Distt Satara, Maharashtra and Sixty Six Paise Only) by dated 415537, 4. NILESH BALKRUSHNA BODAKE At Po Adarki Budruk, Phaitan Adarki Bk Satara, Maharashtra 415537, 5. NILESH way of outstanding principal, 16.05.2023 BALKRUSHNA BODAKE Nigade Complex, Room No 3, Near Kedareshwar Temple, At Po Shirwal, Tal Khandala, Satara, arrears (including accrued late withdrawn. charges) and interest till Maharashtra-412801. 6. NILESH BALKRUSHNA BODAKE C/O M/S Sadguru Petroleum Service Off Gat No. 1013, 1014, 1015 This publica-Village Shirwal, Tal. Khandala, Dist. Satara, Maarahastra-412801. 7. VIMAL BALU BODAKE Molewada Mu, Adarki Bk Phaltan, tion to be Adarki, Satara, Maharashtra- 415537. **8. NITESH DEEPAK GAWKAR** Flat No. 704, 7th Floor, Building No. A-3, Off Satara Road, treated as Sun Smaruddhi, Near Star City Project, Dhangarwadi, Taluka Khandala, District Satara, Maharashtra 415526. 9. NITESH DEEPAK Effective GAWKAR Nigade Vastiapp, Kikavi Taluka Bhor, Pune, Maharashtra-412205. 10. VIMAL BALU BODAKE Nigade Complex, Room notice. No 3, Near Kedareshwar Temple, At Po Shirwal, Tal Khandala, Satara, Maharashtra-412801. 11. NITESH DEEPAK GAWKAR Nigade Complex, Room No 3, Near Kedareshwar Temple, At Po Shirwal, Tal Khandala, Satara, Maharashtra-412801. 12. VIMAL BALU BODAKE H.No. 324 A. Adarki Bu., Tal. Phaltan, Dist. Satara, Maharashtra-415537.

Loan Account No. LNPUN0HL-12190063062 & LNPUN0HL-12190063063 DESCRIPTION OF IMMOVABLE PROPERTY)PROPERTIES MORTGAGED: All That Piece And Parcel Of Flat No. 704, On Seventh Floor (As Per Sanction Plan And Index Ii, 6th Floor), Wing No. A-3. In The Unit Scheme "Sun Samruddhi". Near Star City Project, Admeasuring 37,20 Sq. Mtr. I.E. 400,42 Sq. Ft., Constructed On Land Bearing Gat No. 490, Totally Admeasuring About 00 Hectares And 70 Ares, Situated At Village Dhangarwadi, Taluka Khandala, District Satara, Maharashtra 415526, And Bounded As: East: By Ashirwad Housing Society West: By Village Shirwal Shiv **North:** By Gat No. 491, 492, 493, 495 **South:** By Gat No. 489.

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. thereto failing which we shall be at liberty to enforce the security interest including but not limited to taking possession of and selling the secured asse 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 orotherwise, 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

that secured asset. Sd/- Authorised Officer Date: 21.05.2025 (Aditya Birla Housing Finance Limited) Place: PUNE

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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