

M/S MINTIFI FINSERVE PRIVATE LIMITED,
Reg. Office: Times Square, Unit No. 3B, 2nd Floor, Opp. Mittal Industries Estate, Andheri-Kurla Road, Marol Naka, Andheri – East, Mumbai-400059/ Branch Office: 1204/22, SARITA TARANG HSG SOC, 3rd FLOOR, OFF NO'S 4, J.M.RD, SHIVAJI NAGAR-PUNE 411006

Demand Notice Under Section 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Undersigned being the Authorized officer of M/s Mintifi Finserve Private Limited, hereby gives the following notice to the Borrower(s) / Co-Borrower(s) who have failed to discharge their liability i.e. defaulted in the repayment of principal as well as the interest and other charges accrued there-on for Loan(s) against Property Mortgaged to them by M/s Mintifi Finserve Private Limited and as a consequence the loan(s) have become Non Performing Assets. Accordingly, notices were issued by them under Section 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and rules there-to, on their last known address, however the same have been returned un-covered/undelivered, as such the Borrower (s)/Co-Borrower(s) are hereby intimated / informed by way of this publication notice to clear their outstanding dues under the loan facility availed by them from time to time.

Loan Account No./Name of the Borrower(s) / Co-Borrower(s)/Guarantor(s) & Addresses	Address of the Secured/Mortgaged Immovable Asset / Property to be enforced	Demand Notice Date and Amount
Loan Account Nos. VT0003715 1.Sahyadri Trading (Borrower) At Post Rahu, Tal Daund, Dist Pune , Pune Maharashtra -412207	All that piece & parcel of immovable property including constructed structures on a Residential property bearing Gat No. 1316/2 totally area adm. 00H 84R out of which area adm. 00H 10R + construction thereon, situated at village Rahu, Taluka Daund, District Pune , Property Location GAT No. 1316/2, Savata Nagar, Bhandwadi, Behind Hotel Sahyadri, Mauje, Rahu, Tal. Daund, Dist. Pune – 412207, Also At: GAT No. 1316/2, Savata Nagar, Bhandwadi, Behind Hotel Sahyadri, Mauje, Rahu, Tal. Daund, Dist. Pune - 412207	05.09.2025 Rs 23,03,465.00 (Rupees Twenty Eight Lakh Three Thousand Four Hundred Sixty Five Only/Fifty Nine Only)
2. Siddharth Bhikaji Gaikwad (Proprietor Co-Borrower 1/Mortgager) Gat No. 1316/2, Savata Nagar, Bhandwadi, Behind Hotel Sahyadri, Mauje, Rahu, Tal. Daund, Dist. Pune – 412207, Also At: GAT No. 1316/2, Savata Nagar, Bhandwadi, Behind Hotel Sahyadri, Mauje, Rahu, Tal. Daund, Dist. Pune - 412207	All that piece & parcel of immovable property including constructed structures on a Residential property bearing Gat No. 1316/2, Savata Nagar, Bhandwadi, Behind Hotel Sahyadri, Mauje, Rahu, Tal. Daund, Dist. Pune – 412207 North : Road, South : Part Of Gat No. 1316/2 , East: Self Land, West: Part Of Gat No. 1316/2	
3. Madhuri Siddharth Gaikwad (Co-Borrower 2) Gat No. 1316/2, Savata Nagar, Bhandwadi, Behind Hotel Sahyadri, Mauje, Rahu, Tal. Daund, Dist. Pune – 412207, Also At: GAT No. 1316/2, Savata Nagar, Bhandwadi, Behind Hotel Sahyadri, Mauje, Rahu, Tal. Daund, Dist. Pune - 412207		

This step is being taken for substituted service of notice. The above Borrowers and/or Co-Borrowers Guarantors are advised to make the payments of outstanding along with future interest within 60 days from the date of publication of this notice failing which the payments of outstanding along with future interest will be made by the authorized officer of M/s Mintifi Finserve Private Limited further steps for taking possession of the Secured Assets/ mortgaged property will be initiated as per the provisions of Sec. 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The parties named above are also advised not to alienate, create third party interest in the above mentioned properties. On which M/s Mintifi Finserve Private Limited has the charge.

Date: 12.09 2025 Place:- PUNE Authorized Officer M/s Mintifi Finserve Private Limited

RBL BANK LTD.
REGISTERED OFFICE: 1st Lane, Shahupuri, Kolhapur-416001
National Office: 9th Floor, Techniplex-4, Off Veer Savarkar Flyover, Goregaon (West) Mumbai - 400062.

Symbolic Possession Notice (For Immovable Property) Rule 8(1)

Whereas, the undersigned being the Authorized Officer of RBL BANK LTD. 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, issued a Demand Notice in the Loan Account & called upon the borrower/s to repay the amount mentioned in the notice total outstanding amount in the aforesaid Loan Account Nos. within 60 days from the date of receipt of the said notice (the details are mentioned in the below mentioned table). The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken the **Symbolic Possession** of the properties described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said rules on the below mentioned date. 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 RBL BANK LTD for an above-mentioned amount and interest thereon.

Loan Account Nos., Name of the Borrowers, 13(2) Notice details and Symbolic Possession Date	Mortgaged Property Details
1) Mr. Dawood Shaikh S/o. Nazruddin Shaikh (Co-Applicant & Mortgagor) 2) Mrs. Shabnoor Dawood Shaikh W/o. Dawood Shaikh (Co-Applicant) Address of Correspondence 1) House No.72, Samata Nagar, Kadam Wak Wastli, Near Vikram Health Club, Loni Station, Loni-Kalbhori, Pune, Maharashtra 412201. 2) Aswad Egg Centre, Shop No.20 & 30, Ground Floor, Surya Complex, Gat No. 311, 312, 313, Miklat No. 1598/ 1599, Near Nakoda Jewellers, Vishwaraj Hospital Road, Kadam Wak Wastli, Lon-Kolbhor, Loni, Pune 412201.	Description of Mortgaged Property Property owned by Mr. Dawood Nazruddin Shaikh All that piece and parcel of Commercial property bearing Shop No.20 & 30, Ground Floor (admeasuring about 299 Sq. fts. + 94 Sq. Fts. Loft), Surya Complex, Gat No. 311, 312, 313, Miklat No. 1598/ 1599, Near Nakoda Jewellers, Vishwaraj Hospital Road, Kadam Wak Wastli, Lon-Kalbhori, Loni, Pune 412201, which is bounded and surrounded by... On or Towards East : Open Space, On or Towards South : Adjacent Shop, On or Towards West : Road, On or Towards North : Adjacent Shop.
Loan A/C : 809002560822 Loan Amount : Rs. 12,00,000/- NPA Date: 05/03/2025 13(2) Notice dated : 30/05/2025 13(2) Notice amount : Rs.10,66,281/- Symbolic Possession Date 10-09-2025	

Your attention is invited to provisions of section 13(8) of SARFAESI Act for redemption of secured assets i.e. property mentioned hereinbefore by tendering the aforementioned outstanding dues together with all costs, charges and expenses incurred by our bank.

Place : Pune
Date : 10/09/2025

RBL Bank Ltd.
Authorized Officer

AU SMALL FINANCE BANK LIMITED
A SCHEDULED COMMERCIAL BANK
Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001 (CIN:L36911RJ1996PLC013881)

Demand Notice Under Section 13(2) of Securitisation Act of 2002

As the loan account became NPA therefore the Authorized officer under section 13(2) of 'The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002' had issued 60 days demand notice to the Borrowers/Co-borrowers/Mortgagors/Guarantors (collectively referred as 'Borrowers') as given in the table. According to the notice if the borrowers do not deposit the entire amount within 60 days, the amount will be recovered from auction of the mortgage properties/secured assets as given below. Therefore you the borrowers are informed to deposit the entire loan amount along with future interest and expenses within 60 days from the date of demand notice, otherwise under the provisions of 13(4) and 14 of the said Act, the Authorized officer is free to take possession for sale of the mortgage properties/secured assets as given below.

Borrowers to note that after receipt of this notice, in terms of Section 13(13) of the Act, 2002, you are prohibited and restrained from transferring any of the secured assets by way of sale, lease or otherwise, without prior written consent of the secured creditor.

Borrowers attention are attracted towards Section 13(8) r/w Rule 3(5) of The Security Interest (Enforcement) Rules, 2002 Act that the borrowers shall be entitled to redeem their secured asset upon the payment of the complete outstanding dues as mentioned below before the publication of auction notice, which thereafter shall cease to exist.

Name of the Borrower/ Co-Borrower / Mortgagor / Guarantor / Loan A/c No.	Date and Amount of Demand Notice Under Sec. 13(2)	Description of Mortgaged Property
(Loan A/C No.) L9001060727637413, M/S J K Enterprises Through IT'S Proprietor Jakir Ajabkarkhan Tumbade (Borrower), Jakir Alakabarkhan Tumbade (Co-Borrower), Mumtaz Jakir Khan Tumbade (Co-Borrower)	15-Jul-25 Rs. 10,05,944/- Rs. Ten Lakh Five Thousand Nine Hundred Forty-Four Only As On 11-Jul-25	Property Situated At- New Survey No- 103-45-2, Old Survey No- 84, Cts No-2172, Plot No- 69, 70, 73, 75/2, Sanjay Nagar , Ward No-01, Vill- Shriampur, Dist- Ahmednagar, Maharashtra Admeasuring 44.66 Sq. Mtr.
(Loan A/C No.) L9001060829760640, M/S Amrut Collection (Borrower), Amrut Navrang Deshamane (Co-Borrower), Smt. Sangita Amrut Deshamane (Co-Borrower)	17-Jul-25 Rs. 8,35,041/- Rs. Eight Lakh Thirty-Five Thousand Forty-One Only As On 11-Jul-25	Property Situated At - Plot No 282, Tp Scheme No 1, C S No 15923/1, Ichalkaranji, Tehsil- Halkanagale, Dist - Kolhapur, Maharashtra. Admeasuring 123.75 Sq Mtr.
(Loan A/C No.) L9001060826420620, M/S Amrut Collection (Borrower), Amrut Navrang Deshamane (Co-Borrower), Smt. Sangita Amrut Deshamane (Co-Borrower), Dattatray Pandurang Deshamane (Guarantor)	17-Jul-25 Rs. 5,21,437/- Rs. Five Lakh Twenty-one Thousand Four Hundred Thirty-Seven Only As On 11-Jul-25	Property Situated At - Plot No 282, Tp Scheme No 1, C S No 15923/1, Ichalkaranji, Tehsil- Halkanagale, Dist - Kolhapur, Maharashtra. Admeasuring 123.75 Sq Mtr
(Loan A/C No.) L9001060123483221, M/S Narendra Motors Through Smt. Pooja Nitin Parande & Legal Heir Of It's Proprietor Late Shri Nitin Vitthal Parande (Borrower), Smt. Pooja Nitin Parande (Co-Borrower & Legal Heir Of Late Shri Nitin Vitthal Parande - Co-Borrower)	05-Aug-25 Rs. 16,81,190/- Rs. Sixteen Lakh Eighty-one Thousand One Hundred Ninety Only As On 05-Aug-25	Property Situated At Sr. No.48 Hissa No. 1/13, Dhanori, Dist-Pune, Maharashtra Admeasuring 111.11 Sq.Yds
(Loan A/C No.) L90010710134476712, Mahesh Dinkar Joshi (Borrower), Smt. Shilpa Mahesh Joshi (Co-Borrower)	17-Jul-25 Rs. 48,82,160/- Rs. Forty-Eight Lakh Eighty-Two Thousand One Hundred Sixty Only As On 11-Jul-25	Property Situated At Flat No 24 , Second Floor , Wing B, Building Known As Shanghaila Garden , Pito No 50, Mauje -Chikhali , Tal - Haveli, Dist -Pune , Maharashtra Admeasuring 63.36 Sq.Mtr

Date : 11/09/25
Place : Pune / Ahmednagar

Authorized Officer
AU Small Finance Bank Limited

जाहिर नोटीस

तमाम लोकास या जाहिर नोटीसीने कळविण्यात येते की, खालील परिशिष्टात वर्णन केलेल्या मिळकतीचे मालक श्री श्री. रमेशचंद्र रामशिरोमणी पांडे, २) श्री. विश्वनाथ रामशिरोमणी पांडे, ३) श्री. होसितालसाद रामशिरोमणी पांडे यांची खेरीद मालकीची मिळकत असून सदर दस्त सह. दयाम निंबळकर गवळ, हवेली क्र. ०४ पुणे येथे दस्त क्र. १३०२६/१९९९ दि. २७/०४/१९९९ अन्वये नोंदविलेला आहे. सदर दस्त क्र. १३०२६/१९९९ मुळ काररामा दस्त, पावती, सुची २ सदर कागदपत्र गवळ /हवेलीने आहेत.

तसेच सदर मिळकतीमध्ये अन्य कोणाचीही, कोणत्याही प्रकारचा हक्क, अधिकार, हिस्सा, इत्यादी नाही, असल्यास सदर नोटीस प्रसिद्ध झाल्यापासून ७ (सात) दिवसांच्या आत आमची खात्री पटवून घावी अन्यथा असे हक्क असल्यास ते त्यांनी जाणीवपूर्वक सोडून दिले आहेत, असे समजून आमचे अधिकार सदर फर्कट विक्रीचा व्यवहार पूर्ण करतील, याची नोंद घ्यावी.

परिशिष्ट तालुका हवेली, जिन्हा पुणे येथील गांव मोजे कोढवा खुर्द येथील सव्हे नंबर ६४८/२ या मिळकतीपैकी क्षेत्र ०४ गुंठा माहेजचे ०० हे. ०२ आर जमीन मिळकत व त्यावरील चार मिळकत. येणेप्रमाणे जाहिर नोटीस असे.

अॅड. विजय वामन डावरे
मेन सराई, ऑफिस नं. डी-113,
६११०९/२०२५ मंगरुदा, हडपसर, पुणे ४११०९३
दिवान - पुणे मो. 9145558115

IKF Home Finance Ltd
Plot # 30/A | Survey Number: 83/1, 11th Floor | [My Home Twist] APIIC Hyderabad Knowledge City
Raidurg Hyderabad - 500 081

E-AUCTION SALE NOTICE (Sale Through e-bidding Only)
SALE NOTICE OF IMMOVABLE SECURED ASSETS ISSUED UNDER RULE 8(6) AND 9(1) 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) indicated in COLUMN (A) that the below described immovable property(ies) described in COLUMN (C) Mortgaged / Charged to the secured creditor the POSSESSION of which has been taken as described in COLUMN (D) by the Authorized Officer of Housing IKF Home Finance Ltd Secured Creditor, will be sold on "As is Where is", "As is what is" and "Whatever there is" as per details mentioned below :-

Notice is hereby given to Borrower / Mortgagor(s) / legal heir, legal representatives (Whether Known or unknown), executor(s), administrator(s), successor(s) & assign(s) of the respective Borrower(s) / Mortgagor(s) (Since deceased) as the case may be indicated in COLUMN (A) U/s 9(1) of the Security Interest (Enforcement) Rules 2002. For detailed terms & conditions of the sale, please refer to the link provided in IKF Home Finance Ltd secured Creditor's website i.e. www.ikfhomefinance.com & <https://www.bankauctions.com>

Sr. No.	[A] Loan Account No. / Names Of Borrower(s) / Mortgagor(s) / Guarantor(s)	[B] O/S. Dues to be recovered (Secured Debts)	[C] Description of the Immovable Property / Secured Asset	[D] Type of Possession	[E & F] Reserve Price (In Rs.) Earnest Money Deposit (In Rs.)	[G] Date of Auction & Time
1	Loan A/c. No(s). : LNP100323-240008602 1. Mr. Priyanka Santosh Unavane, W/o. Santosh Uttam Unavane. 2. Mr. Santosh Uttam Unavane, S/o. Mr. Uttam Nirvurti Unavane, 3. Mr. Krishna Uttam Unavane, S/o. Mr. Uttam Unavane Add For Sr. No. 1 & 2 : Hotel, Tel-Junner, Nimgaon sawa Taluka, Junnar Dist, Nr Kismat Hotel, Pune, Maharashtra-410504. Add For Sr. No. 3 : At Post Nimgaon Sawat-Junnar, Nimgaon Sawanimgaon Sava, Nr. Jihila, Pratmik School Pune, Maharashtra- 410504.	Rs. 34,55,916.50 (Rupees Thirty Four Lakhs Fifty Five Thousand Nine Hundred and Sixteen and Fifty Paise Only) due as on 10.09.2025	All that piece and parcel of the Flat No-4, admeasuring 555 Sq. Ft. i.e 51.66 Sq. Mtrs built up on the First Floor in the building known as Aaditya A, Aaditya B Sahakari Gruharachana Sanstha Maryadith B Building constructed on Sr.No. 249 Hissa No.3, admeasuring 00 H 06 R situated (Darshan Park Co- Operative Housing Society) at Village Baner, Tal. Haveli Dist. Pune, which is within the of Pune Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, Pune (Herein after referred as "captioned Property") Boundaries as : On and towards East : By A building / Wing Staircase, On and towards South : By A building Flat No. A 6 On and towards West : By B Building / Wing Staircase, On and towards North : By Road	POSSESSION	Rs. 20,00,000/- (Rupees Twenty Lakhs Only) Rs. 2,00,000/- (Rupees Two Lakhs Only)	28.09.2025 from 02.00 P.M. to 04.00 P.M. (with extensions of 5 minutes each on the day of the Tender, Bid Document),
			MINIMUM BID INCREMENT AMOUNT : Rs. 10,000/-			

INSPECTION DATE & TIME : 26.09.2025 BETWEEN 11.00 a. m. to 4.00 p. m.
LAST DT. OF SUBMISSION OF BID / EMD / REQUEST LETTER FOR PARTICIPATION : 27.09.2025 before 05.00 p. m.

* Together with further interest as applicable in terms of loan agreement with, incidental expenses, costs, charges etc. Incurred up to the date of payment and / or realisation thereof. For any assistance related to inspection of the property, or for obtaining the Bid document and for any other queries, please get in touch with Mr. Ayaz Uthekar Sayyed Shah, Email Id: ayaz@ikfhomefinance.com, on his Mobile No. 9975552222, official of IKF Home Finance Limited to the best of Knowledge and information of the Authorized Officer of IKF Home Finance Limited there are no encumbrances in respect of the above immovable properties / secured Assets.

Date : 11.09.2025
Place : Pune, Maharashtra

Sd/-
AUTHORIZED OFFICER,
For IKF Home Finance COMPANY LTD.

PUBLIC NOTICE

Notice is given to the public at large that M/s Bhuleshwar Steel and Alloys Private Limited, Add-233, Yawat Pune 412214 is availing certain credit facilities from my client HDFC Bank Ltd, Bund Garden Pune 411001 which scheduled property owned by it is being mortgaged as security. The original Lease Deed dttd 21/09/1993 registered in the office of Sub Registrar Daund at Sr. No 1406 and its Registration Receipt relating to the scheduled property was in its possession and has been misplaced by it. The said Company has assured my client that they have not used the said original Registration Receipt or Lease Deed for creation of any charge on the scheduled property and further assured my client that the subject property is free from encumbrances and charges. If any person has any right, title, interest, claim in said property, he/she should inform us and satisfy us with proof within 15 days of publication of this notice, else same shall be treated as free from encumbrances and person/s having any right therein shall be presumed to have waived the same.

DESCRIPTION OF PROPERTY
No. 233 (Old Gat No 863) situate at Village Yavat, Taluka Daund, District Pune.

Mr. Sachin Jogwadikar, Advocate
Off- Shree Chambers, Office No 4, Survey No 5-54, Behind District Court Building, Shivajinagar, Pune 411 005.
Mob-9822060235. E-mail-sachinjogwadikar@gmail.com

KOTAK MAHINDRA BANK LIMITED
Registered office: 27BKC, C-27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051, MH.
Regional Office - Adamas Plaza 2nd Flr. 166/16, CST Road, Koliverry Flt, Kurchi Kurve Ngr., Nr. Hotel Hare Krishna Santacruz (E), Mumbai-400 098, MH..

Notice for vacating the vehicle lying in the car parking & movable, fixtures lying in the premises from the mortgaged property in the Loan Account of Pushpanjali Anil Chavan having Loan account number HF38638182

We, Kotak Mahindra Bank Limited, a banking Company within the meaning of the Banking Regulation Act, 1949 having a registered Office at 27 BKC, C-27, G Block, Bandra Kurla Complex, Bandra East, Mumbai - 400051 and branch office at 2nd Floor, Adamas Plaza CST Road, Koliverry Village, Kurchi Kurve Marg, Kalina, Santacruz East Mumbai-400 098 (hereinafter referred to as the "Bank"). Since Mrs. Pushpanjali Anil Chavan (Borrower) & Mr. Prasad Mahadev Avghade (Co-Borrower) have defaulted in repayment of loan account, there loan account has become NPA as per the provision of the guideline issued by the Reserve Bank of India. Bank initiated SARFAESI action against Mrs. Pushpanjali Anil Chavan (Borrower) & Mr. Prasad Mahadev Avghade (Co-Borrower) and obtained Physical Possession order from Hon'ble Senior District Magistrate Pune under section 14 of SARFAESI Act, 2002. In the said order, Nayab Tahasildar has been given power to handover the physical possession of the mortgaged property to Authorised officer of Bank. Accordingly Nayab Tahasildar has handed over the physical possession of the mortgaged property on 10th December 2024 to Authorised officer of the bank Mr. Prasad Mahadev Avghade (Co-Borrower) was presented at the time of said Physical Possession Activity.

Thereafter, Bank has conducted total three auction viz. first auction was conducted on 28th February 2025 which was failed due to no bid was received to bank from interested buyer hence Bank was conducted 2nd Auction on 09th May 2025 which is also failed due to no bid was received. Thereafter Bank has conducted third auction on 29th July 2025 wherein interested Buyer was participated in auction process declared as highest bidder for purchasing the mortgaged property (Description of the Mortgaged property as mentioned below schedule-A). Bank has followed process for conducting the auction as per provision and direction given in SARFAESI Act, 2002. Bank has also intimated to Mrs. Pushpanjali Anil Chavan (Borrower) & Mr. Prasad Mahadev Avghade (Co-Borrower) auction process time to time the addresses which Mrs. Pushpanjali Anil Chavan (Borrower) & Mr. Prasad Mahadev Avghade (Co-Borrower) officially have been provided to Bank.

Auction purchaser along with our collection officer were visited in our mortgaged property on 22nd August 2025 at that time Mr. Prasad Mahadev Avghade (Co-Borrower) have denied our request to removal of the vehicle which is parked by Mr. Prasad Mahadev Avghade (Co-Borrower) in our allotted parking area, therefore Bank inform to Mrs. Pushpanjali Anil Chavan (Borrower) & Mr. Prasad Mahadev Avghade (Co-Borrower) that if Mrs. Pushpanjali Anil Chavan (Borrower) & Mr. Prasad Mahadev Avghade (Co-Borrower) fails to vacate the same within 3 days from the date of this publication notice then bank shall take necessary actions including towing of the said vehicle and all expenses incurred in the said process will be added to the loan outstanding dues. During the physical possession activity, it was found that there were various movable, fixtures etc. lying in the premises of the mortgaged property regarding which you are very much aware as Mr. Prasad Mahadev Avghade (Co-Borrower) was present during the physical possession activity. Therefore, Mrs. Pushpanjali Anil Chavan (Borrower) & Mr. Prasad Mahadev Avghade (Co-Borrower) remove all the movables, fixtures etc. lying in the premises within 3 days from the date of this publication notice failing which, the Bank will be constrained to exercise its right and take appropriate action against the movables, fixtures etc.

DESCRIPTION OF THE MORTGAGED PROPERTY AS MENTIONED BELOW
Schedule-A:- All that piece and parcel of Flat No. 202, admeasuring 973 Sq.ft (Built up area), on second floor, along with car parking (Mechanized), in project known as 'Sai Sumarn Apartment Condominium', along with 6.65% of its undivided share, constructed on land bearing S. No. 66B/1 C1, bearing No.2077A, Situated At Bopodi, Taluka Haveli, District- Pune.
Date: 12.09.2025
Place: Pune

Yours faithfully
For Kotak Mahindra Bank Limited, Authorized Signatory

Elegant Floriculture & Agrotech (India) Limited
CIN: L01110PN1993PLC217724
Gut No. 358, Village Mouje Kashal, Taluka Maval, Vadgaon, Pune - 412 106.
Tel.: +91-9769433723, Email: elegantflora2012@gmail.com, Website: www.elegantflora.in

NOTICE OF THE 32nd ANNUAL GENERAL MEETING

Notice is hereby given that the 32nd Annual General Meeting (AGM) of the members of Elegant Floriculture & Agrotech (India) Limited will be held on Monday, 29th September, 2025 at 04:00 p.m. at the Registered Office of the Company situated at Gut No. 358, Village Mouje Kashal, Taluka Maval, Vadgaon, Pune - 412 106 to transact the Ordinary and Special Business, as set out in the Notice of the AGM.

The Company has sent the Annual Report along with the Notice of AGM on Thursday, 11th September, 2025, through electronic mode to members whose email addresses are registered with the Company's Registrar and Share Transfer Agent / Depositories. The Annual Report along with the Notice of the AGM is also available on Company's website www.elegantflora.in.

Notice is further given that the Register of Members and Share Transfer Books of the Company will remain closed from Tuesday, 23rd September, 2025 to Monday, 29th September, 2025 (both days inclusive) for the purpose of AGM.

In compliance with the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of Companies (Management and Administration) Rules, 2014 and Regulation 44 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company is providing to its members the facility of remote e-voting to cast their vote electronically on all the resolutions set forth in the Notice of the 32nd AGM. The Company has engaged the services of M/s. MUG Intime India Private Limited (Formerly Known as M/s. Link Intime India Pvt. Ltd.) for facilitating voting through electronic means.

The remote e-voting period commences on Friday, 26th September, 2025 (09:00 a.m.) and ends on Sunday, 28th September, 2025 (05:00 p.m.). The e-voting module shall be disabled for voting thereafter.

A person whose name is recorded in the Register of Members of the Company as on the cut-off date of Monday, 22nd September, 2025 shall be entitled to avail the facility of remote e-voting or voting at the AGM by electronic means. Any person who acquires shares of the Company and becomes a member of the Company after the dispatch of the Notice of AGM and holding shares as on the cut-off date is eligible to cast votes using remote e-voting or voting at the AGM by Ballot Paper.

Members who have cast their vote on resolution by remote e-voting prior to the AGM will also be eligible to participate at the AGM but shall not be entitled to cast their vote again.

Notice is also hereby given that the Register of Members and Share Transfer Books will remain closed from 23rd September, 2025 to 29th September, 2025 (both days inclusive) for the purpose of the 32nd AGM of the Company.

The procedure of e-voting has been mentioned in the Notice. In case members have any queries regarding login/ e-voting, they may send an email to enotices@ln.mps.mugf.com or contact on: 022-49186000.

The Company has appointed Mr. Anand Sureshbhai Lavangia (Membership No. A26458, Certificate of Practice No. 11410), Practicing Company Secretary, as Scrutinizer to scrutinize the remote e-voting process and e-voting at the AGM in a fair and transparent manner.

The results of the remote e-voting and voting at the AGM will be declared on or before 1st October, 2025. The results declared alongwith the Scrutinizers Report shall be placed on the website of the Company at www.elegantflora.in and communicated to the BSE Limited where the Company's shares are listed.

For Elegant Floriculture & Agrotech (India) Limited
Sd/-
Mangesh Parashram Gadakh (Whole-Time Director) -
DIN: 09736469

Place: Pune
Date: 11th September, 2025

PNB HOUSING FINANCE LIMITED
NOTICE OF SALE THROUGH PRIVATE TREATY SALE OF IMMOVABLE ASSETS CHARGED TO THE PNB HOUSING FINANCE LTD UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 (SARFAESI ACT).

SANTOSH T KONDHALKAR / SUNITA SANTOSH KONDHALKAR, Flat No A 504, Fifth Floor, Wing A, Erande Park, SR No 56/2/1 & 56/3/32, Vadgaon Sheri, Pune, Maharashtra-411014, India
Lan: H01/PUN0322/077558
Address of the Branch: PNB Housing Finance Limited, 5 A, B, C, D, Fifth Floor, Sheerang House, Opp. Jangli Maharaj Temple, J M Road, Shivaji Nagar, Pune, Maharashtra - 411005
Authorized Officer's Details: Name: Vishwanand Kanade
Phone Nos. of Branch: E-mail Id: vishwanand.kanade@pnbhousing.com, Mobile No.: 7066229995

PRIVATE TREATY TO BE EXECUTED ON 27th SEPTEMBER 2025

Purchaser Identified
The undersigned as Authorized Officer of PNB Housing Finance Ltd. has taken over possession of the schedule property(ies) u/s 13(4) of the SARFAESI Act, 2002, all previous attempt to auction through inviting public bid failed. Hence, Public at large is being informed that the secured property as mentioned in the Schedule is available for sale, through Private Treaty, as per the terms agreeable to the PNB Housing Finance Ltd. for realisation of dues on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS". Standard terms & conditions for sale of property through Private Treaty are as under:

1. Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS". Thus, no public bid shall be invited.
2. Such purchaser shall be required to deposit 25% of the sale consideration on the next working day of receipt of acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.
3. The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above.
4. Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application.
5. In case of non-acceptance of offer of purchase by the PNB Housing Finance Ltd., the amount of 10% paid along with the application will be refunded without any interest.
6. The property is being sold with all the existing and future encumbrances whether known or unknown to the PNB Housing Finance . The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
7. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer/ Secured Creditor in this regard at a later date.
8. The PNBHFL reserves the right to reject any offer of purchase without assigning any reason.
9. In case of more than one offer, the PNBHFL will accept the highest offer.
10. The interested parties may contact the Authorized Officer for further details/ clarifications and for submitting their application.
11. The purchaser has to bear stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.
12. Sale shall be in accordance with the provisions of SARFAESI Act Rules

SCHEDULE: Reserve Price (Rs.) (Below Which The Properties Will Not Be Sold) Rs. 63,07,000/- (Rupees Sixty Three Lakhs Seven Thousand only)
DESCRIPTION OF THE PROPERTY(IES): Flat No A 504, Fifth Floor, Wing A, Erande Park, SR No 56/2/1 & 56/3/32, Vadgaon Sheri, Pune, Maharashtra-411014, India
Total Rs. 63,07,000/- (Rupees Sixty Three Lakhs Seven Thousand Only)

DATE : 11.09.2025, PLACE: PUNE, FOR PNB HOUSING FINANCE LTD. (AUTHORISED OFFICER)

FEDERAL BANK
YOUR PERFECT BANKING PARTNER

SALE NOTICE

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

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described movable & immovable property Mortgaged / Hypothecated / Charged to The Federal Bank Ltd. (Secured Creditor), the **Physical Possession** of which has been taken by the Authorised Officer of The Federal Bank Ltd. (Secured Creditor), will be sold on "As is where is" on following dates for recovery of below mentioned amount due to The Federal Bank Ltd. (Secured Creditor) with further interest, cost and other charges plus expenses from the Borrowers as mentioned in Schedule below. The details of Reserve Price below which both the properties will not be sold, and the Earnest Money Deposit (10% of the Reserve Price) is also mentioned in the schedule below along with brief details of the Borrowers respectively.

Please note that this is a brief sale notice detailing the Borrowers and the security held by the Federal bank Ltd. For detailed sale notice and terms and conditions of the sale, please refer to the link provided in the website of The Federal Bank Ltd i.e. <https://www.federalbank.co.in/web/guest/tender-notices>

S. No.	Date of Demand Notice	Debt due (Rs.)	Date of Sale	Reserve Price (Rs.)	EMD (10% of Reserve Price)
1.	Name of Borrowers: (1) Mr. Bhavesh D. Dattani, (2) Mr. Dattani Mitesh Dinesh, (3) Mr. Paresh Dinesh Dattani, (4) M/s. Shreeji Enterprises a partnership firm				
	11-01-2023	A. Rs. 1,15,95,217.49 as on 05/09/2025 in Federal Housing Loan A/c. No. 16637300003846 B. Rs. 40,81,296.90 as on 05/09/2025 in Federal Home Plus Top-up Equity Loan A/c No. 16637600001979	3 rd Oct. 2025	88,00,000/-	8,80,000/-
	Description of property: All the piece and parcel of Residential Flat No. 203 having saleable area admeasuring 137.31 Sq.Mtrs. / 1478 Sq.Fts. along with open attached Terrace admeasuring 11.14 Sq.Mtrs. / 120 Sq.Fts. on 2nd Floor of the building / Wing C, Basement parking Space Unit 17 area admeasuring 13.93 Sq.Mtrs. i.e. 150 Sq.Fts. in the Basement Parking Floor in the building known as Shree Balaji Puram, constructed on 371-379 situated at Village Bhavani Peth, Tal. Haveli, Dist. Pune.				
2.	Name of Borrowers: 1) Suryawanshi Pandurang D alias Suryawanshi P D, 2) Shri / Smt. Gavali Muktabai Goroba				
	26/				