

Loan No./Name of the Borrower and Address (A)	Demand Created Date (B)	Nature of Security (C)	Description of the Property mortgaged (D)	Reserve Price (Rs.) (E)	EMD Paid (Rs.) (F)	Last date of Submission of bid (G)
NHL/PN/03/15/0900 Ecotone Real Development Pvt. Ltd., Properties India Limited / Projects Ramnagar Dwarika Landesh Sahasrabhai Savitri / Whited Aqueducts / Arvind Javahy Chowk / Anjali Dharmra Das / Narmada Amardindia Bank / Rakshak Nirmal Gokadwad B.O.: Pune	3.11.23, 43.28.5 & 03-05-2024	Physical Possession	Plot No 511, 6th Floor, Kolhapur City Mall Road, Kolhapur, Dist. Solapur, Or LBS Road, Peth West Mumbai, Maharashtra - 400070; Mumbai, India.	₹7,818,000	₹757,800	27/02/2026
HOU/KOP/0817/42226S Swapnil Parushkumar Kuduskar / Onkar Varshastham Kuduskar B.O.: KOLHAPUR	35.36, 47.79 30-09-2023	Physical Possession	Plt No. 6, Ringel Homes, P. So 146 W.P. No. 01, Ganesh Colony, Peth Vadgaon, Halkarnatanga Kolhapur, Maharashtra-416112 India.	₹17,40,000	₹1,74,000	27/02/2026
HOU/-PM/0421/87478 Agasti Nayak / Rachintha Nayak B.O.: PIMPRI CHINCHWAD	27.73, 73.36, 18 & 16-03-2023	Physical Possession	Single Building, 3rd floor Flat No. S01 1st floor, 2nd floor, Market PUNE Maharashtra-411205 India.	₹10,53,000	₹1,05,300	27/02/2026
NHL/PM/0219/644598 Sachin Golabrah Chare / Shashini Chaudhari B.O.: PIMPRI CHINCHWAD	20.10, 65.44 & 26-10-2021	Physical Possession	Shop No. 102, 1st Flr, Plot No 5 And 7, CTS No 161, S No 61, P. So 36 Sai Charan Residency, Saylavanaki Colony Tagore Nagar Talegaon Pune Maharashtra-411007 India.	₹16,31,000	₹1,63,100	27/02/2026
HOU/PM/0519/700409 GANESH Tryambak Patil / Jayashree Ganesh Patil. B.O.: PIMPRI CHINCHWAD	27.93, 704.25 & 15-11-2023	Physical Possession	Flat No-403, Flat No. 1318/WNG K. Sai Shroddha Park, More Wasti Sans Chowk, Chhad Karve, Pune Maharashtra-411007 India.	₹24,48,000	₹2,44,800	27/02/2026
HOU/PM/0922/1031205 & NHL/PM/1022/1036370 KETAN Datatray Ujanwar / Prishith Datatray Ujanwar / Shobha Datatray Ujanwar B.O.: PIMPRI CHINCHWAD	18.76, 66.99 & 06-02-2023	Physical Possession	Flat No-107, 1st Floor, B Wing, Gat No 769, Mantra Magic, Chinhat Chakan, Pune, Maharashtra-411051, India.	₹16,82,000	₹1,68,200	27/02/2026

* Together with further interest @18% p.a. as applicable, incidental expenses, cost charges etc. incurred upto the date of payment and/or completion of the project by the borrower. The above information is provided by PNH Housing Finance Limited, there are no other encumbrances/claims in respect of above mentioned information in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser/bidder shall ensure that all the dues of the said properties are cleared before the submission of application for disposal of the above immovable properties/secured assets and status is maintained in column no-K (2). The prospective purchaser/bidder on acceptance of the pleading in the proceedings/orders passed etc. if any, stated in column no-K, including but not limited to the title of the documents submitted in support of the application form or making offer(s). The bidder(s) has to sign the tender/offer in the prescribed Form. (3) Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit earnest money on the same day or not later than next working day. The sale may be confirmed in favour of (bidder)s only after receipt of 25% of the sale price of the property in full enforcement mode. In case of non-compliance with the condition stipulated in the advertisement, the acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration and the balance amount of the sale consideration shall be deposited in the account of the Government of Maharashtra. The mandatory period of 15 days mentioned in the sale confirmation letter and the property/securities asset shall be resold as per the provisions of Section 23 of the Specific Relief Act, 1963. For more details please refer to the advertisement. Plot No. 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 46

POSSESSION NOTICE (Section 13(4))
(For Immovable property)

Whereas, The undersigned being the Authorized Officer of the Canara Bank under Securitization And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) hereinafter referred to as "the Act") 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 u/s 13(2) dated 28.11.2025** calling upon the borrower **Dnyanoba Narshing Ambilpure & Swati Dnyanoba Ambilpure (Borrower/Mortgagor)** to repay the amount mentioned in the notice, being **Rs. 6,38,458.10 (Rupees Six Lakhs Thirty Eight Thousand Four Hundred Fifty Eight and Paise Ten Only) with future interest & cost** 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 and the public in general that the undersigned has taken 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 8 & 9 of the said rule on this **10th day of February of the year 2026**.

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 **Canara Bank, Magarpatta branch (6176)** for an amount of **Rs. 6,38,458.10 (Rupees Six Lakhs Thirty Eight Thousand Four Hundred Fifty Eight and Paise Ten Only) and interest thereon**.

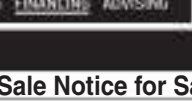
The borrower's attention is invited to the provisions of Section 13 (8) of the Act in respect of time available, to redeem the secured assets.

Description of the Immovable Property

All That Piece And Parcel of the residential flat bearing No. 201, Situated on 2nd floor, carpet area admeasuring 427.33 sq.ft. and terrace area admeasuring 35.53 Sq. ft. in wing No. A in the housing project known as "SADGURU SIDDHANT" constructed on the above said land situated village Yewalewadi, Taluka Haveli, District Pune on the land bearing S.No. 2 Hissa No. 4/2/2 totally admeasuring 00 H 52.5 R out of it area admeasuring 26.5 R i.e. 2625 Sq. Mtr. Situated at Village Yewalewadi, Taluka Haveli District Pune within the limits of Pune Municipal Corporation and within registration limits of Sub Registrar Haveli District Pune. **Dnyanoba Narshing Ambilpure & Swati Dnyanoba Ambilpure.**

Date : 10/02/2026
Place : Pune

Authorised Officer,
Canara Bank, Pune Magarpatta (6176)



**ADITYA BIRLA
CAPITAL**
PROTECTING · INVESTING · ENHANCING · ADVISING

ADITYA BIRLA CAPITAL LIMITED

Registered Office: Indian Rayon Compound, Veraval, Gujarat - 362266.

Corporate Office: 12th Floor, R Teck Park, Nirlon Complex, Near Hub Mall, Goregaon (East), Mumbai-400 063, MH.

E-AUCTION SALE NOTICE

30 days 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 Section 79 (2) of the Securitisation and Enforcement of Security Interest Act, 2002

On account of the amalgamation between Aditya Birla Finance Ltd. and Aditya Birla Capital Ltd., vide the Scheme of Amalgamation dated 11.03.2024 duly recorded in the Order passed by the National Company Law Tribunal - Ahmedabad on 24.03.2025, all SARFAESI actions initiated by Aditya Birla Finance Ltd. in relation to the mortgaged property mentioned, stands transferred to Aditya Birla Capital Ltd., the amalgamated company. Accordingly the **Authorized Officer of Aditya Birla Capital Limited / Secured Creditor** had taken **Possession** of the following secured assets pursuant to notice issued under Sec. 13(2) of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) for recovery of the secured debts of the secured creditor, for the dues as mentioned herein below with further charges and cost thereon from the following Borrowers and Co-Borrowers. Notice is hereby given to the public in general and in particular to the Borrowers and Co-Borrowers that e-auction of the following property for realization of the debts due to the **Aditya Birla Capital Limited** will be held on **"As is where is", "As is what is" and "Whatever there is"** basis.

DATE & TIME OF E-AUCTION : 18.03.2026, BETWEEN 11:00 A. M. TO 01:00 P. M. LAST DATE OF RECEIPT OF KYC & EARNEST MONEY DEPOSIT (EMD) : 17.03.2026					
Sr. No.	Name of the Borrowers & Co-Borrowers	Description of Properties / Secured Assets	Reserve Price (in Rs.)	Earnest Money Deposit (EMD) (in Rs.) / Incremental Value (in Rs.)	Demand Notice Date & Total Amt. (in Rs.)
1	1. M/s. Salman Gudusab Chinchale Through Its Proprietor Mr. Salman Gudusab Chinchale , 2. Mr. Salman Gudusab Chinchale , (S/o. Gudusab Mohammad Chinchale), 3. Mrs. Teshseen Salman Chinchale , D/o. Umar Hasan Beg, 4. M/s. Teshseen Enterprises , Through Its Proprietor Teshseen Salman Chinchale . LOAN A/C. NO. : ABK0HST000000708902 and ABK0HST000000851406	All That Piece And Parcel Land Admeasuring 340 _____ Sq.mtrs i.e. 4048 Sq.ft. And Construction (Roc Construction) Situated On Out Of (As Per Gunthawari Certificate Area Admeasuring 327.18 Sq.mtrs) Along With Construction There On Out Of R/s No. 455/1 A To Moujue Ichalkaranji, Tal. Hatkanangale, Dist. Kolhapur 416113 Situated By - East- Property Of Mr. Mulla And Naikwade, West- 25' Wide Road., South- Property Of Mr. Mulla., North- Property Of Mr. Pol.	Rs. 1,32,00,000/- (Rupees One Crore And Thirty Two Thousand Only)	Rs. 13,20,000/- (Rupees Thirteen Lacs and Twenty Thousand Only) Rs. 25,000/- (Rs. Twenty Five Thousand Only)	11.04.2025 & 1,06,26,443/- (Rupees One Crore Six Lacs Twenty Six Thousand Four Hundred And Forty Three Only) due and payable as on 01.04.2025

For detailed terms and conditions of the sale, please refer to the link provided in **Aditya Birla Capital Limited / Secured Creditor's** website i.e. <https://abfl.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx> or <https://BidId.in>

Contact Nos.: Aditya Birla Capital Limited, Authorized Officer - 1) Apoorva Dhanji (9930909725) 2) Rajesh Virkar (7397930202) 3) Ajay Joshi(8779321787) 4) Komal Patil(9867595795) 5) Jahnuil Laskar(9706003075)

Place : Kolhapur, Maharashtra

Date : 13.02.2026

Sd/-
Authorized Officer
Aditya Birla Capital Limited