

ARMB, Pune: Ground Floor, Aurora Towers, 9, Moledina Road, Pune-411001, Ph.No.: 020-26133926, E-mail: cs8762@pnbc.co.in

Corrigendum

This is with reference to the Sale Notice for Sale of Immovable Properties published in the Financial Express and Loksatta Pune editions on 05/09/2025, in various accounts. With respect to the account of **M/s. Mahalaxmi Earthmovers**, the **EMD** should be read as **21.30 Lakhs**, instead of 2.13 Lakhs. All the other details remain same.

sd/-
Authorised Officer

AAVAS FINANCIERS LIMITED
(CIN:L65922RJ2011PLC034297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur, 302020

POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of **AAVAS FINANCIERS LIMITED** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon me under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the properties described herein below in exercise of powers conferred on me under section 13(4) of the said Act read with Rule 9 of the said rules on the dates mentioned below. The borrower and Guarantor in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the property will be subject to the charge of the **AAVAS FINANCIERS LIMITED** for an amount mentioned as below and further interest thereon.

Name of the Borrower	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
LATE MR. SURYBHAN PANDURANG RAUT NOW DECEASED THROUGH HIS LEGAL HEIRS MRS. PRIYANKA SURYBHAN RAUT, PRIYANKA SURYBHAN RAUT GUARANTOR: AKASH VIJAY KALE (A/C NO.) LNBAR17523-240331968	7 FEB 25 Rs. 1605859/- 3 FEB 25	FLAT NO. 102 1ST FLOOR IN BUILDING A1 SITUATED AT VILLAGE DAUND, PUNE, MAHARASHTRA ADMEASURING 45.16 SQ. MTRS	PHYSICAL POSSESSION TAKEN ON 10 SEP 25

Place : Jaipur Date: 13-09-2025 Authorised Officer Aavas Financiers Limited

MAHINDRA RURAL HOUSING FINANCE LTD.
Corporate Office: Agasty Corporate Park, Primal, Amit Building, Unit No. 203, 2nd Floor, B Wing, Sunder Bung, Kurva West, Mumbai Maharashtra 400 070 India. CIN – U65922MH2007PLC619791 Branch Office:- OFFICE NO 309 3RD FLOOR CITY MALL SENAPATI BAPAT ROAD CHATURSHRINGI SHIVAJI NAGAR PUNE 410004

POSSESSION NOTICE (for immovable property) Rule 8-(1)

Whereas, the undersigned being the Authorized Officer of **(Mahindra Rural Housing Finance Limited)** 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 8 & 9 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) were issued by the Authorised Officer of the company to the borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The mentioned borrowers having failed to repay the amount, notice is hereby given to the below mentioned borrowers in particular that the undersigned has taken **Symbolic possession** of the property 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. The borrowers in particular and the public in general are hereby cautioned not to deal with the property (Secured Asset) mentioned herein and any dealings with the such property will be subject to the charge of Mahindra Rural Housing Finance Limited for an amount as mentioned herein under with interest thereon. The borrower's attention is invited to the provisions of Sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Sr. No.	Name of the Borrower(s)/ Guarantor(s)	Property Address	Demand Amount	Symbolic possession date
1.	1. XDAHSHK000001719216 Fin - 1719216 BRANCH-PUNE RAKESH SAWALRAM WAGHMARE ROHINI SAWALRAM WAGHMARE RUPALI RUT OVHAL PLOT NO 194 & 195, RIVER PARK S NO 81 HISSA NO 1A(PART) Near stones Bridge park, Mauje Fursungi Taluka Haveli Dist Pune.	PLOT NO 194&195 adm 2000 sq ft, RIVER PARK S NO 81 HISSA NO 1A(PART) Near stones Bridge park, Mauje Fursungi Taluka Haveli Dist Pune EAST-INTERNAL 18 FT ROADWEST-PLOT NO 205SOUTH-PLOT NO 193NORTH-PLOT NO 196	Rs 1046295	13(2) Notice date 05-11-2024
2.	2. XNHLSHK000001719407, FIN-1719407 BRANCH-PUNE RAKESH SAWALRAM WAGHMARE ROHINI SAWALRAM WAGHMARE RUPALI RUT OVHAL PLOT NO 194 & 195, RIVER PARK S NO 81 HISSA NO 1A(PART) Near stones Bridge park, Mauje Fursungi Taluka Haveli Dist Pune.	PLOT NO 194&195 adm 2000 sq ft, RIVER PARK S NO 81 HISSA NO 1A(PART) Near stones Bridge park, Mauje Fursungi Taluka Haveli Dist Pune EAST-INTERNAL 18 FT ROADWEST-PLOT NO 205 SOUTH-PLOT NO 193NORTH-PLOT NO 196	Rs 648797	13(2) Notice date 05-11-2024
3.	3. XSEMP001160593, -Fin 1558063 BRANCH-PUNE SWAPNIL SHANKAR JAGATAP SHOHA SHANKAR JAGATAP AKASH BABAN KALUNGE SUVARNA DURG WVS BUILDING NO B 19 8TH FLOOR PLOT NO A1, A2, A3, A4B1, B2, B3 AND B4, PART OF SECTOR 12 VILLAGE BHOSARI PONTDA, TALUKA HAVELI DIST PUNE ADM 29.55 SQ.MTR EAST-15 MTR ROAD WEST-HIGH SCHOOL PLOT SOUTH-15 MTR WIDE ROAD NORTH-24 MTR WIDE ROAD	SUVRANADURGWS BUILDING NO B 19 8TH FLOOR PLOT NO A1,A2,A3,A4B1,B2,B3 AND B4, PART OF SECTOR 12 VILLAGE BHOSARI PONTDA, TALUKA HAVELI DIST PUNE ADM 29.55 SQ.MTR EAST-15 MTR ROAD WEST-HIGH SCHOOL PLOT SOUTH-15 MTR WIDE ROAD NORTH-24 MTR WIDE ROAD	Rs 646810	13(2) Notice date 18-10-2024
4.	4. XSEMP000798838, FIN-910507 BRANCH-PUNE URMILA DATTATRAY MORE DATTATRAY LAHU MORE GUT NO 1327 AT CHIKHALI TALUKA HAVELI DIST PUNE	GUT NO 1327 AT CHIKHALI ADM 1000 SQ FT TALUKA HAVELI DIST PUNE EAST-15 FT ROAD WEST-LAND OF GUT 1334 SOUTH-LAND OF SHRI LAHU/LAXMI SHELKE/ MAHADEV NALAWADE NORTH-LAND OF MALI	Rs 2390445	13(2) Notice date 05-07-2024
5.	5. XSEMK000656416, FIN-778527 BRANCH-KOLHAPUR SACHIN SADASHIV NILKANT GURAV MANJIRI SACHIN GURAV VINOD ARJUN BILLE PLOT NO 4 SURVEY NO 402/1/6 AT MOUJE VADANGE TALUKA KARVEER DIST KOLHAPUR.	PLOT NO 4 SURVEY NO 402/1/6 AT MOUJE VADANGE TALUKA KARVEER DIST KOLHAPUR. TOTAL AREA 122.40 SQ. MTR EAST-ROAD WEST-PROPERTY OF KESHAV SATHU SOUTH-PLOT NO 5 NORTH-PLOT NO 3	Rs 934277	13(2) Notice date 29-07-2024
6.	6. XSEMK00905084, FIN-1103661 BRANCH-KOLHAPUR MURLIDHAR ANNA JANGAM MANGAL MURLIDHAR JAGAM SHIV PRASAD MURLIDHAR JAGAM NILESH SHIVAJI YADAV GPH H NO 864 ,PURVA MALWADI, JANGAM GALLI, NEAR LAXMI DAIRY AT POST THAKGAON TO SHAHUWADI DIST KOLHAPUR.	GPH H NO 864 ,PURVA MALWADI, JANGAM GALLI, NEAR LAXMI DAIRY AT POST THAKGAON TO SHAHUWADI DIST KOLHAPUR.	Rs 512884	13(2) Notice date 18-04-2024

Place: Pune, Kolhapur Date : 13/09/2025

sd/- Authorised Officer, (Mahindra Rural Housing Finance Ltd.)

Karnataka Bank Ltd.
Your Family Bank Across India.
CIN : LB510KA1924PLC001128

Head Office, Mangaluru-575 002

ARM Branch : 2nd Floor, The Metropolitan, 'E' Block, Plot No.C-26 & C-27, Bandra Kurla Complex, Bandra (East), Mumbai - 400051

Landline : 022-35008017/35128482/35082558
E-mail : mumbaiarm@ktkbank.com, Website : www.karnatakabank.com

E-AUCTION PUBLIC NOTICE OF SALE

SALE NOTICE OF IMMOVABLE PROPERTY ON 17.10.2025

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to 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) that the below described immovable property mortgaged to the Secured Creditor, the possession of which has been taken by the Authorised Officer (details of possession is mentioned below), will be sold on **"As is where is", "As is what is",** and **"Whatever there is"** basis on **17.10.2025** at the below mentioned timings for recovery of dues with further interest and cost thereon due to the Karnataka Bank Ltd. The details are as under: Reserve Price and Earnest Money Deposits details are as under and the Earnest Money Deposit shall be deposited on or before **16.10.2025 at 4.00 pm** through online payment to the Account (details of which are mentioned below).

Sl No.	Branch Name	Name & Address of the Borrowers / Guarantors	Balance O/S in Rs.	Description of the Property/ies	Reserve Price (Rs.)		Date & Time of Auction		Details for Remitting EMD Account No./ IFSC Code
					Earnest Money Deposit (EMD) Rs.	Incremental Value of the Bid			
1	Pune Hadapsar Branch	(1) Mr. Balakrishna Dooja Shetty S/o Mr. Dooja Shetty (2) Mrs. Preeti Balakrishna Shetty W/o Mr. Balakrishna Dooja Shetty, Both are addressed at: Flat No 204, Salvia, Nyati, Near Delhi Public School, Mohammadwadi, Hadapsar, Pune-411060	Rs.25,85,144.86 [Rupees Twenty Five Lakhs Eighty Five Thousand One Hundred Forty Four and Paise Eighty Six Only] under PSOD A/c No.6097000600103201 along with future interest from 01.08.2025 plus costs	All the part and parcel of Residential Property bearing Flat No.204, 2nd floor admeasuring 1068 sq.ft. carpet area, Building PMC No. A1 (Salvia), Housing complex "Nyati Iris", constructed on S.No.3, Hissa No.3, Mohammadwadi Road, Hadapsar, Pune, belonging to Mr. Balakrishna Dooja Shetty and Mrs. Preeti Balakrishna Shetty. Boundaries of Property: East by: Open Land and then road; West by: Society Internal Road and Wing Bellis then Entry gate; North by: Garden space and internal road; South by: Aditya School.	Rs.90,00,000/- (Rupees Ninety Lakhs Only)	Rs.90,00,000/- (Rupees Nine Lakhs Only)	17.10.2025 from 12.00 PM to 12.20 PM	RTGS account Number: 6093500200004101, Account Name: Karnataka Bank Ltd, Pune-Hadapsar Branch, IFSC Code KARB0000069	

Possession Date / Type of Possession :- Symbolic Possession Taken on 30.03.2024

(The borrower's/mortgagor's attention is 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). For detailed terms and conditions of sale, please refer to link in Karnataka Bank's Website i.e. <https://karnatakabank.com/auction-notice> under the head "Auction Notices"/"Mega Auction Notices". The E-auction will be conducted through portal <https://www.auctionbazaar.com/> on 17.10.2025 at the above mentioned timings with unlimited extension of 05 minutes. The intending Bidder is required to register their name at <https://www.auctionbazaar.com/> and get the user id and password free of cost and get training i.e online training on e-auction (tentatively on 16.10.2025) from M/s Arca Emt Pvt Ltd., 6-3-1090/1/1, II Floor, Part 2B, Uma Hydrabad House, Rajbhavan Road, Somajiguda, Hyderabad 500082, Contact No.: 8370969696 (Shiva) / 7207941010 (Satish / Nilesh), E-mail: ktkb@auctionbazaar.com / contact@auctionbazaar.com / support@auctionbazaar.com.

Place: Mumbai
Date: 13.09.2025

sd/- Chief Manager & Authorised Officer, Karnataka Bank Ltd.

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

POSSESSION NOTICE [RULE 8(1)]

Whereas, The undersigned being the Authorized Officer of the **Axis Bank Ltd.**, Under the Securitisation 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 **Physical 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 / Co-borrowers / 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)	1) Madhavi Mahesh Salvi 2) Kalpana Tanaji Salvi, Both R/o. Flat No.A-203, 2nd Floor, 'A' Wing, Ozone Westend Co-operative Housing Society Ltd., Vadgaon, Tal.Maval, Dist.Pune-412106. Also at : House No.181/803, Sant Tukaram Nagar, Near DY Patil Leadside Hostel, Pimpri, Dist.Pune-411018.	Rs. 18,67,988/- (Rupees Eighteen Lakh Sixty Seven Thousand Nine Hundred Eighty Eight Only) being the amount due on 14/01/2025 together with further contractual rate of 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.

Description of Immovable Properties : All that piece and parcel of Flat No.A-203, on 2nd Floor, admeasuring Saleable Built-Up area 550 Sq. Fts. i.e. 46.46 Sq. Mtrs. & Carpet area 360 Sq. Fts. + Terrace area 46 sq. Fts. in the Wing 'A', of the Scheme known as "Ozone Westend Co-Operative Housing Society Ltd.", constructed on N.A. land bearing Plot No.30, 45 & 46, out of Survey No.112/2A/2/1, Situated at Village - Vadgaon, Tal.Maval, Dist.Pune and owned by Madhavi Mahesh Salvi and bonded as per Building Plan.

Date : 08/09/2025
Place : Pune

sd/-
Axis Bank Ltd., Authorised Officer

HDFC BANK Branch: #3-6-310, Hyderguda Road, Basheerbagh, Hyderabad-500029. 18002100018/040-66588491- CIN L65920MH1994PLC080618 Website: www.hdfcbank.com

DEMAND NOTICE

Under Section 13 (2) of the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002.

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) under 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 Demand Notices under Section 13 (2) of the said Act, calling upon the Borrower(s) / Legal Heir(s) / Legal Representative(s) listed hereunder, to pay the amounts mentioned in the respective Demand Notice(s), within 60 days from the date of the respective Notice(s), as per details given below. The undersigned have, caused these Notices to be pasted on the premises of the last known respective addresses of the said Borrower(s) / Legal Heir(s) / Legal Representative(s). Copies of the said Notices are available with the undersigned, and the said Borrower(s) / Legal Heir(s) / Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours.

In connection with the above, Notice is hereby given, once again, to the said Borrower(s) / Legal Heir(s) / Legal Representative(s) to pay to **HDFC**, within 60 days from the date of publication of this Notice, the amounts indicated herebelow in their respective names, together with further interest @ 18% p.a. as detailed in the said Demand Notices from the respective dates mentioned below in column (c) till the date of payment and / or realisation, read with the loan agreement and other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to **HDFC** by the said Borrower(s) respectively.

Borrower(s) / Legal Heir(s) / Legal Representative(s) attention is 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).

Sl. No.	Name of Borrower(s)	Total Outstanding Dues	Date of Demand Notice	Description of Secured Asset(s) / Immovable Property (ies)
1	Mr. Gandia Naresh Kumar (Borrower) Mr. Narasimhappa Gandia (Co-Borrower)	Rs.33,65,423/- (Rupees Thirty Three Lakh Sixty Five Thousand Four Hundred Twenty Three Only) Due as on 30-Jun-2025	30-Jul-2025	All that the Residential Building in Plot No.113, in Survey No. 415, 420, 421, 422/A, 422/AA, admeasuring area of 100 Sq. Yds, or 83.61 Sq. Mtrs, situated at CHITKUL Village and G.P. Patancheru Mandal, Medak District, T.S., Registration Sub-District Sangareddy, and bounded by: Boundaries: North: Plot No.112, South: 33' Wide Road, East: 30' Wide Road, West: Plot No. 114.

*with further interest as applicable, incidental expenses, costs, charges etc. incurred till the date of payment and / or realization.

If the said Borrowers shall fail to make payment to **HDFC** as aforesaid, then **HDFC** shall proceed against the above Secured Asset(s) / Immovable Property(ies) under Section 13 (4) of the said Act and the applicable Rules entirely at the risk of the said Borrower(s) / Legal Heir(s) / Legal Representative(s) as to the costs and consequences.

The said Borrower(s) / Legal Heir(s) / Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset(s) / Immovable Property(ies), whether by way of sale, lease or otherwise without the prior written consent of **HDFC**. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.

Date: 12-SEP-2025
Place: Hyderabad

Regd. Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai- 400020
sd/-
Authorised Officer

यूनियन बैंक ऑफ इंडिया Union Bank of India
भारत सरकार का जुड़वा बैंक A Government of India Undertaking

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

15 DAYS E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s), that the below described immovable property mortgaged / charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor) will be sold on **"AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS"** on **29.09.2025 between 12.00 Noon to 5.00 PM**, for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below. For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. www.unionbankofindia.co.in. The under mentioned properties will be sold by Online E-Auction through website <https://baanknet.com> on **29.09.2025** for recovery of respective amounts plus interest and other expenses in the respective borrower's accounts

Online E-Auction through website <https://baanknet.com>
Date & Time of Auction: 29.09.2025 at 12.00 Noon to 05.00 PM

Sr No.	Name of Account holder	Description of property	Reserve Price, EMD & Incremental Bid	Encumbrance & Possession	Amount Due as on Date of NPA	Branch Name & Manager's Contact No. & A/c details. Inspection date and time
1	Mr. Chandan Sharad Mane Mrs. Mohini Chandan Mane	Flat No.708, area attached about 349 sq ft carpet + admead terrace adm about 55 sq ft on 7th Floor, A Wing, Yashodhan Daffodils, S.No.34, Hissa No.3A/1 to 3A/9, 3A/12 & 3A/13, Village Yewalewadi, Pune	Rs. 19,89,000.00 Rs. 1,98,900.00 Rs. 19,890.00	Not known to AO Physical Possession	Rs.13,47,228.46 as on 30.06.2025 plus further interest and charges thereon from 01.07.2025 and charges	A/C no: 541301980050000 IFSC: UBIN0554138 Aundh Branch Mrs. Punam Sahoo 7304139463 Mr. Mayur Malokar 8421183813 23.09.2025 from 15.00 to 17.00 pm
2	Mrs. Mohini Chandan Mane Mr. Chandan Sharad Mane	Flat No.707, area adm about 404 sq ft carpet + attached terrace adm about 55 sq ft on 7th Floor, A Wing, Yashodhan Daffodils, S.No.34, Hissa No.3A/1 to 3A/9, 3A/12 & 3A/13, Village Yewalewadi, Pune	Rs. 19,89,000.00 Rs. 1,98,900.00 Rs. 19,890.00	Not known to AO Physical Possession	Rs. 13,24,107.18 as on 30.06.2025 plus further interest and charges thereon from 01.07.2025 and charges	A/C no: 541301980050000 IFSC: UBIN0554138 Aundh Branch Mrs. Punam Sahoo 7304139463 Mr. Mayur Malokar 8421183813 23.09.2025 from 15.00 to 17.00 pm

Bidders are requested to visit the Bank's website www.unionbankofindia.co.in for detailed terms & conditions of E-Auction and other details before submitting their Bids for taking part in the E-Auction. Bidders may also visit the website <https://baanknet.com> Portal. The intending bidders must have valid e-mail ID to participate in on-line Auction. The terms and conditions of sale shall be strictly as per the provisions of The Security Interest (Enforcement) Rules, 2002

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8 (6) / RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

This may also be treated as notice under Rule 8 (6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction Sale on the above mentioned date. For detailed terms and condition of the sale, please refer to the link provided i.e www.unionbankofindia.co.in or <https://baanknet.com>

Date : 12.09.2025
Place: Pune

sd/-
Authorised Officer, Union Bank of India

pnbc Housing Finance Limited
Regd. Office: 9th Floor, Anirudh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phone:011-23357171, 23357172, 23705414, Web: www.pnbhousing.com

APPENDIX -IV A - E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES

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 PROVISIO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Regd. Office: 9th Floor, Anirudh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phone:011-23357171, 23357172, 23705414, Web: www.pnbhousing.com

B.O. PUNE-5A, B.O. D. Fifth Floor, Sheering House, Opp. Jangli Maharaj Temple, J.M Road, Shivaji Nagar, Pune, Maharashtra-411005.
B.O. Kharadi: Third Floor, Banarasi Complex, Survey No. 06, Hadapsar Kharadi Bypass Road, Kharadi, Pune, Maharashtra-411014

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive Physical Possession of which has been taken as described in Column no-C by the authorized Officer of **M/s PNB Housing Finance Limited** Secured Creditor, will be sold on **"AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS BASIS"** on **13.09.2025** at the below mentioned timings for recovery of dues with further interest and cost thereon due to the PNB Housing Finance Limited. The details are as under: Reserve Price and Earnest Money Deposits details are as under and the Earnest Money Deposit shall be deposited on or before **12.09.2025 at 4.00 pm** through online payment to the Account (details of which are mentioned below).

Lgn No.	Name of the Borrower/ Co-Borrower/Guarantor/ Legal Heir(s)	Demand Amount & Date (Rs.)	Nature of possession (D)	Description of the Properties mortgaged	Reserve Price (Rs.)	EMD (Rs.)	Last Date of Submission of Bid (D)	Bid Incremental (Rs.)	Inspection Date & Time (H)	Date of Auction (H)	Known Encumbrances (If any)
1	NHL/PUN/0219/644792 Chintamani Vasant Mane / Rupali Chintamani Mane, B.O. : Pune	Rs. 2,21 & 15-01-2025	Physical Possession	Shpg. No 24, Ground Floor, Jidraya Building, Sr No 7/1 And 7/2, Kondhwa Kh, Pune, Maharashtra-411048, Pune, India.	Rs. 408000	Rs. 408000	16-10-25	Rs. 10000	22-09-2025 12:00pm to 04:00pm	17-10-2025 12:00pm to 03:00PM	NOT KNOWN
2	NHL/KRD/1018/748851 Vijay Hirajal Tikone / Kiran Vijay Tikone / Jayshree Vijay Tikone, B.O. : Kharadi	Rs. 2322229.28 & 15-01-2025	Physical Possession	Shpg. No 01, Ground Floor, vandana Apartment, near Apollo Theatre Somwarpet, Cts No 159, Somwarpet, Pune, Maharashtra-411011, Pune, India.	Rs. 346500	Rs. 346500	16-10-25	Rs. 10000	23-09-2025 04:00pm to 04:00pm	17-10-2025 12:00pm to 03:00PM	NOT KNOWN
3	HOU/PUN/1220/39618 Prachant Gopal Nanavare / Kamal Gopal Nanavare, B.O. : Pune	Rs. 92286 & 25-08-2022	Physical Possession	Flat No 3, 3 Rd Floor, Cts No 163/2, Opa Alankar Bunglows, Parvati, Pune, Maharashtra - 411009, Pune.	Rs. 447000	Rs. 447000	16-10-25	Rs. 10000	08-10-2025 12:00pm to 04:00pm	17-10-2025 12:00pm to 03:00PM	NOT KNOWN

*Together with the further interest @ 18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized officer of PNB Housing Finance Limited, there are no other encumbrances/claims in respect of above mentioned immovable/secured assets except what is disclosed 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(s) are requested to independently ascertain the veracity of the mentioned encumbrances. (1) As on date, there is no order restraining and/or court injunction PNBHFL. The authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K (2) The prospective purchaser/bidder and interested parties may independently take the inspection 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 of the title pertaining thereto available with the PNBHFL and satisfy themselves prior to submitting their bid in the e-auction having its corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website: www.bankofmaharashtra.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Ganesh Anush Nalishk Palioti Toll Free No. - 1800 122 8800. E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com

PLACE :- PUNE DATE :- 13.09.2025

sd/- Authorised Officer, PNB HOUSING FINANCE LIMITED

AAVAS FINANCIERS LIMITED
(CIN:L65922RJ2011PLC034297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur, 302020

POSSESSION NOTICE

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of **AAVAS FINANCIERS LIMITED** Secured Creditor, will be sold on **"As is where is", "As is what is",** and **"Whatever there is"** basis. The details of the cases are as under:

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagors	Dues As on	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Offer & Auction at Aavas Financiers Ltd.
SUHASINI SANJAY CHACHURDE, AKSHAY SANJAY CHACHURDE (AC NO.) LNKLO06022-230233259	Rs. 10,23,845.00/- DUES AS ON 11 SEP 2025	8 JUL 24 Rs. 801958/- DUES AS ON 4 JUL 24	20 SEP 24	GRAMPANCHAYAT M NO - 116 OLD G P NO- 88 AREA 230.015Q MTRS VILLAGE PANHALA GRAMIN BUDHWAR PETH KOLHAPUR ADMEASURING 230.015Q MTRS	Rs. 712800/-	Rs. 71280/-	11.00 AM TO 01.00 PM 29 SEP 2025	SHOP NO. 109,1ST FLOOR, REVOLUTION, E-WARD, STATION ROAD, KOLHAPUR, 416001, MAHARASHTRA-INDIA

Terms & Conditions: 1) The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, prior scribbling "Tender Offer for name of the property" on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED The inter-se bidding, if necessary will also take place among the available bidders. The EMD is