

PUBLIC NOTICE

Notice is hereby given that the Original Agreement of Sale between Goel Nitron Construction and Joyeb T Rokadia regarding Flat No. 202A and B on the Second floor of Ganga Satellite A-4 Co-op. Housing Society Ltd., Wanawadi, Pune 411040, standing in the name of Mr. Joyeb T Rokadia. That, the said Original documents regarding the said property/s bearing registration No HVL-2/-म.173/1997, HVL-2/म.174/1997 and Power of Attorney HVL-2/557/2001 has been reported lost / misplaced and FIR lodged with the respective Police Station (Hadapsar) Pune, on 14-01-2026. The public is hereby cautioned not to deal with or misuse the said documents. If found, please contact the undersigned at the address mentioned below. Any person having any claim, objection, or concern in respect of the said documents should inform the undersigned within 7 days from the date of publication of this notice, failing which the matter shall be treated as final and no claim shall be entertained thereafter.

Place: Pune, Date: 24/01/2026

Adv. Gouri S. Lokhande (Ghanwat)

Office No.10, Om Ganesh Market, Opp. Brahma Hotel Lane, Manikbaug, Sinhagad Road, Pune - 411 051, Mob.: 9049003203



ASSET RECOVERY BRANCH
Suyog Plaza,1st Floor,1278, Jangali Maharaj Road, Pune-411 004.
Email: ubin0578789@unionbankofindia.bank.in Mob.: 8169178780

Mega E-auction For
Sale of Movable / Immovable Properties

30 days Sale Notice for E-Auction 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) of the Security Interest (Enforcement) Rule, 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 symbolic / physical possession of which has been taken by the Authorized Officer of Union Bank of India (secured creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower (s) & Guarantor (s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

Sr. No.	Name of the Branch Name of the Borrowers / Guarantors and Type of Possession	Amount Due	Description of the Properties	Reserve Price	Earnest Money Deposit	Min. Bid Increment By which the Bid is to be increased
1.	ARB -PUNE (7350321178) M/S. SRF ENTERPRISES (Borrower) Mr. Rajesh V Chougule- Proprietor (Co-Borrower) Mr. Yashwantrao Bandu Renuse- Guarantor (Symbolic Possession)	Rs.42,26,952.84 (Rupees) Forty-Two Lakh Twenty-Six Thousand Nine Hundred Fifty- Two Rupees and Eighty-Four Paisa Only) as on 18.09.2025+ Interest and Expenses thereon after.	All That Piece And Parcel Of The Shop No A-7 On The Ground Floor With Carpet Area Admeasuring 253 Sq Ft I.e. Saleable Area Admeasuring 342 Sq. Ft. In Building No A In Project Known As Shaurya Homes Built Upon Land Bearing Survey No. 29 Hissa No ¼ And Hissa No 1/20/1 Lying And Situated At Village Dhanori, Taluka Haveli Dist Pune Within The Limits Of Pune Municipal Corporation Bounded By East: Shop No 6 South: Entrance and Road West: Shop No. 8 North: Parking	Rs. 44,33,000/- (Rupees Forty-Four Lakh Thirty-Three Thousand only)	10% of the Reserve Price mentioned above.	Rs. 25,000/- (Rupees Twenty Five Thousand Only)
2.	ARB -PUNE (9967917032) Mr. Ganesh Balkrishna Deshpande, Mrs. Bhagyashri Ganesh Deshpande (Co- Applicant) (Symbolic Possession)	Rs.84,87,632.75 (Rupees) Eighty-Four Lakh Eighty- Seven Thousand Six Hundred Thirty-Two and Paise Seventy -Five Only) as on 31.07.2025 together with further interest and charges thereon (as per Demand notice dated 08.08.2025).	All that piece and parcel of property being apartment No.101/1F (18.32 Sq. Mtrs.), 101/1G (18.25 Sq. Mtrs.), 101/1H (20.10 Sq. Mtrs.), 101/1 I (13.25 Sq. Mtrs.) and 101/1 J (20.10 Sq. Mtrs.), together with balcony + passage + Toilet collectively admeasuring 40.32 Sq. Mtrs. i.e. totally admeasuring about 130.34 sq. Mtrs. Built up i.e, 156.16 Sq. Mtrs. Salable built up area on first floor and scooter parking no. A to O admeasuring about 23.22 Sq. Mtrs. along with 6.90% undivided share in Apartment known as "SWOJAS HOUSE APARTMENT CONDOMINIUM" constructed over the land bearing City Survey No.1159 admeasuring 867.1 Sq. Mtrs. situated at Sadashiv Peth Taluka Haveli, Dist. Pune within the local limits of Pune Municipal Corporation & within the Registration District of Pune, Sub-Registration Taluka Haveli and the said plot of land is bounded as under: As per Mortgage deed dated 05.08.2017 On or towards East: By Bakhal place, On or towards South: By Bhopatkar Marg, On or towards West: By CTS No.1160, On or towards North: By CTS no.1158, As per Actual On or towards East: A Wing, On or towards South: Marginal space of the building, On or towards West: Entry, On or towards North: Other's Property	Rs.2,19,00,000/- (Rupees Two Crore Nineteen Lakh only)	10% of the Reserve Price mentioned above.	Rs.1,00,000/- (Rupees One Lakh Only)

For detailed terms and condition of the sale, Branch contact detail, Registration and Login and Bidding Rules visit <https://baanknet.com> & <https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx>.
All bidders are requested to visit the above site & complete the registration, KYC updation & payment 3 to 4 days before date of E-auction to avoid last minute rush.

Date & Time of E-Auction: 27.02.2026 (12:00 Noon to 5:00 PM)

The English version shall be final if any question of interpretatio arises.

Authorized Officer,
Union Bank of India

pnB Housing

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

Reg. Off.: 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001. Ph.: 011-23357171, 23357172, 23705414. Web: www.pnbhousing.com

BRANCH OFF: UNIT NO. 601, 602, 603, 604, 605, 606, 6TH FLOOR, CONCLAVE BEHIND PRIDE HOTEL, SHIVAJI NAGAR, PUNE, MAHARASHTRA-411005

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 AND WHATEVER THERE IS BASIS" as per the details mentioned below.

Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers' /mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/Secured creditor's website i.e. www.pnbhousing.com.

Loan No. Name of the Borrower/Co-Borrower/ Guarantor/Legal heirs(A)	Demand Amount & Date (B)	Nature of assets (C)	Description of the Properties mortgaged (D)	Reserve Price (Rupees) (E)	Last Date of Submission of Bid (F)	Bid Incremental Rate (G)	Inspection Time (H)	Date of Auction & Time (I)	Known Encumbrances/Case if any (J)
NHL/PUN/0318/109000, Expat Projects & Development Private Limited/ Expat Properties India Limited/ Mysore Ramanurthy Diwakar/Santosh Balakrishna Shetty/Wilfred Augustinus Dsilva/Arvind Javare Gowda/Anjali Dharmadassi/Neelamal Aramandimal Shalini/Rakesh Nelson Gaddas, B.O.: Pune	Rs. 3,11,23,432.85 & 03-05-2024	Physical	Unit No.611, 6th Floor, Kohinoor, Citi Mall Kiroli Road, Cts No. 637, Off LBS Road, Kurta West Mumbai, Opposite Don Bosco, Mumbai, Maharashtra-400070	Rs. 6,40,21,000	09-Feb-2026	5,00,000	02.02.2026 Between 12:00 PM to 04:30 PM	02.02.2026 02:00 PM to 03:30 PM	Society due pending approximately Rs. (1 Crore) As on December 2025

* 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(s)/bidders 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 hereby confirmed in favour of bidder(s). (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 in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid 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 25% of the amount of sale price, (inclusive of 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 by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. (4.) M/s C1 India Private Limited would be assisting the Authorised officer in conducting sale through an e-Auction through an e-Auction portal at Plot No. 64, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website: www.banksauctions.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 Mr. Shailesh Bhatnagar/ Anwar Midani (For Sr. 1, 2 & 3) & Mr. Ganesh Ankush/ Nilakshi Patil (For Sr. 4), Toll Free : 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com. PLACE:- PUNE, DATE:- 24.01.2026

SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

pnB Housing

NOTICE UNDER SECTION 13(2) OF CHAPTER III OF SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002, READ WITH RULE 3(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 AMENDED AS ON DATE

Regd. Off.: 9th Floor, Antriksh Bhawan, 22, K.G. Marg, New Delhi-110001, Ph.: 011-23357171, 23357172, 23705414, Web: www.pnbhousing.com

Branch Off: Office no-2-3, Third Floor, Swami Tirth Building No. 5, Shelar Park, Near Khadakpada Circle, Kalyan (West), Maharashtra-421301

We, the PNB Housing Finance Ltd. (hereinafter referred to as "PNBHFL") had issued Demand notice U/s 13(2) of Chapter III of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the "Act") by our KALYAN Office Situated at Office no-2-3, Third Floor, Swami Tirth Building No. 5, Shelar Park, Near Khadakpada Circle, Kalyan (West), Maharashtra- 421301. The said Demand Notice was issued through our Authorized Officer, to you all below mentioned Borrowers/Co-Borrower/Guarantors since your account has been classified as Non-Performing Assets as per the Reserve Bank of India/National Housing Bank guidelines due to nonpayment of installments/ interest. The contents of the same are the defaults committed by you in the payment of installments of principals, interest, etc. The outstanding amount is mentioned below. Further, with reasons, we believe that you are evading the service of Demand Notice and hence this Publication of Demand Notice which is also required U/s 13(2) of the said Act. You are hereby called upon to pay the PNBHFL within a period of 60 Days of the date of publication of this demand notice the aforesaid amount along with up-to-date interest and charges, failing which PNBHFL will take necessary action under all or any of the provisions of Section 13(4) of the said Act, against all or any one or more of the secured assets including taking possession of the secured assets of the borrowers and guarantors.

Your kind attention is invited to provisions of sub-Section (8) of Section13 of the of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 where under you can tender/pay the entire amount of outstanding dues together with all costs, charges and expenses incurred by the PNB HFL only till the date of publication of the notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty. Please also note that if the entire amount of outstanding dues together with the costs, charges and expenses incurred by the PNB HFL is not tendered before publication of notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty, you may not be entitled to redeem the secured asset(s) thereafter. FURTHER you are prohibited U/s 13(13) of the said Act from transferring either by way of sale, lease or in any other way the aforesaid secured assets.

Loan Account Number(s)	Name & Address of Borrower & Co-borrower	Name & Add. of Guarantor(s)	Property(ies) Mortgaged	Date of Demand Notice	Amount O/s as on date Demand Notice
HOL/ KUN/ 0517/ 434529 B.O. Kalyan	Borrower-Mr./Ms. Mandar Mohan Gurav - Add: J405, Bhabhi Vihar, Gurudev Dattasociety, Katra, Pune, Maharashtra, -411001/09, Bina Nagar Chs. 4, Mathundasa Visani Road, Anehar, Maharashtra, 400069/6 Floor, Gigaplex Midc, Knowledge Park, Above Axis Bank, Airoli, Maharashtra, 400708. Co-Borrower-Mr./Ms. Meenal Mohan Gurav- Add: Building No. 14, Ground + 1, Raj Esand Commercial Complex On S. No. 44, 45 & C.S. No. 78, 79Aneral, Near Mahesh Theater/Near Talathi Off, Rahadeep Colony, Tal.Karjat, Dist.- Raigad Near Neral Railway Station & Mahesh Cinema Hall, Thane, Maharashtra-410101.	NA	Building No. 14, Ground, + 1, Raj Esand Commercial Complex On S. No. 44, 45 & C.S. No. 78, 79Aneral, Near Mahesh Theater/Near Talathi Off, Rahadeep Colony, Tal.Karjat, Dist.- Raigad Near Neral Railway Station & Mahesh Cinema Hall, Thane, Maharashtra-410101.	13-Jan-2026	Rs. 18,19,619,22/- (Rupees Eighteen Lakhs Nineteen thousand Six Hundred Ninety Two and Twenty two only) as on 13-01-2026

PLACE: KALYAN, DATE:- 24.01.2026

SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

यूनियन बैंक ऑफ इंडिया

Union Bank of India

भारत सरकार का उपकार A Government of India Undertaking

Regional Office- Shop No. 201 & 202, Stellar Enclave, Aundh, Pune - 411 007.

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

30 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 Authorized 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 27.02.2026 in 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 27.02.2026 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 : 27.02.2026 at 12.00 Noon to 05.00 PM

Sr No	Name of account holder	Description of property	Reserve Price, EMD & Incremental Bid	Possession	Amount Due as on Date of NPA	Branch Name & Manager 's Contact No & A/c details. Inspection date and time
1.	Mr. Subhash Shivaji Shinde	All that the piece and parcel of immovable property being Flat No. 303, admeasuring 449.0 sq.ft. (carpet 345.0 sq. ft) + parking area admeasuring 100 sq. ft. in the building "Sai Kiran Apartment" constructed on Plot no. 46, S. No. 53+54/4+55/2+56/3+54/2 situated At Vadgaon, Ta. Maval, Dist. Pune within the limits of Vadgaon Nagar panchayat and the registration District Pune, Sub Registration District and Taluka Maval. Boundaries of the Property (Residential Flat No. 306) East: Plot No. 47, West: 30 feet Road, North: S. No. 7, South: Road.	Rs. 10,20,000/- Rs. 1,02,000/- Rs. 10,200/-	Symbolic Possession	Rs. 8,17,042.91/- as per demand Notice dated 10.09.2024 plus further interest and charges.	A/c No: 322201980050000 IFSC: UBIN0532223 UNION BANK OF INDIA Maval Branch Jaimin Khurana - 7817897471 Shankar Gupta - 9022305509 23.02.2026 from 15.00 pm to 17.00pm
2.	Mr. Sanjay Poptalpat Bora Mrs. Manisha Sanjay Bora	All the piece and parcel immovable property bearing Flat No. 06, 1 st Floor, B-Wing, admeasuring area 508.92 Sq. Ft. S. No. 207/1, CTS No. 430, Ramnagar Co- Operative Society Ltd, Shastri Chowk, Bhosari, Pune.	Rs. 29,82,650/- Rs. 2,92,865/- Rs. 29,287/-	Symbolic Possession	Rs. 11,35,490.28 as per demand Notice dated 15.01.2025 plus further interest and charges	A/c No: 322001980050000 IFSC: UBIN0532207 UNION BANK OF INDIA Kasarwad Branch Niranjana Kumar- 9930005180 23.02.2026 from 15.00 pm to 17.00 pm
3.	Babasaheb Tukaram Gund	Flat No. 202, 2 nd Floor, F-Wing, Kaushallya Complex, Gat No. 1120 (Old Gat No. 1096), 1121 (Old Gat No. 1097), 1129 (Old Gat No. 1096), Shirrannagar, Chakan, Tal. Khed, Dist. Pune - 410501 Admeasuring 554 Sq. Ft.	Rs. 17,14,000/- Rs. 1,71,400/- Rs. 17,140/-	Symbolic Possession	Rs. 2,19,683.44/- as 13(2) Notice Dated 30.04.2025 plus further interest and charges	A/c No: 705701980050000 IFSC: UBIN0570575 UNION BANK OF INDIA Chakan Branch : Dattatraya Tagale -9594984223 Sachin Bagwal - 9909963739 23.02.2026 from 15.00 pm to 17.00 pm
4.	Mrs. Ashwini Sandesh Gore Mr. Sandesh Atmaram Gore	Flat No. 202, 2 nd Floor, Mauli Sanskriti Plot No.05, Gat No. 1912/5 (New), 3304 (Old), Chakan, Tal. Khed, Dist. Pune - 410501 Carpet Area = 34.38 + 9.59 (Terrace) = 43.97 Sq. Mt. i.e. 473.29 Sq. Ft. Built up Area:- 473.29 + 30% = 615 Sq. Ft.	Rs. 19,35,000/- Rs. 1,93,500/- Rs. 19,350/-	Symbolic Possession	Rs. 21,08,616.18/- as per 13(2) Notice Dated 12.09.2024 plus further interest and charges	A/c No: 705701980050000 IFSC: UBIN0570575 UNION BANK OF INDIA Chakan Branch: Dattatraya Tagale -9594984223 Sachin Bagwal - 9909963739 23.02.2026 from 15.00 pm to 17.00 pm
5.	Mr. Vishwas Dattatray Gaikwad Mrs. Kanta Vishwas Gaikwad	All That part and parcel of the property consisting of Southern side portion of property out of CTS No. 6273 having admeasuring 80.85Sq. mtrs. land and construction thereon situated at village Talegaon Dabhade Gaon within limits of Talegaon Dabhade Municipals Council.	Rs. 16,69,400/- Rs. 1,66,740/- Rs. 16,694/-	Physical Possession	Rs. 7,97,452 as per demand Notice dated 25.10.2017 plus further interest and charges	A/c No:583901980050000 IFSC UBIN0558397 UNION BANK OF INDIA Talegaon Dabhade Mr. Ashish Kumar - 9015177772 Baidyanath Prasad - 7697900696 23.02.2026 from 15.00 pm to 17.00pm
6.	Mr. Bhavaniprasad Biharilal Dube	Residential Flat No. 22 on Stilt 1 st Floor, In The Scheme Known As "KAKADE PARK A", Situated at. Retainable Land No. 1, Survey No. 10/2A, Nearby Dandekar Udyan, Village. Talegaon Dabhade, Taluka - Maval, Dist.- Pune - 410506.	Rs. 22,10,000/- Rs. 2,21,000/- Rs. 22,100/-	Symbolic Possession	Rs.12,34,056.58 as per 13(2) Demand Notice dated 17.10.2025.	A/c No:583901980050000 IFSC UBIN0558397 UNION BANK OF INDIA Talegaon Dabhade Mr. Ashish Kumar - 9015177772 Baidyanath Prasad - 7697900696 23.02.2026 from 15.00 pm to 17.00pm

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 30 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 the 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 : 23.01.2026
Place: Pune

Sd/-
Authorised Officer, Union Bank of India

HINDUJIA HOUSING FINANCE LIMITED

Corporate Office - No. 167-169, 2nd Floor, Anna Salai Saidapet, Chennai - 600 015 and Branch Office - Manikchand Galleria, 1st Floor, A-Wing, Swasthi Society Model Colony, Near Deep Bangla Chowk, Pune-411016. E-mail ID: auction@hindujiahousingfinance.com

APPENDIX IV POSSESSION NOTICE (for immovable property)

Whereas, the undersigned being the Authorized Officer of Hinduja Housing Finance Limited (HHFL) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) issued by the Authorized Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s) / Guarantor(s) and the public in general that the undersigned has taken **Physical possession** of the property described herein below in exercise of powers conferred on him under Sub-section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. The borrower's attention is invited to provisions of sub -section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of HHFL for an amount as mentioned herein under with interest thereon.

Name of the Borrower (s) Guarantor(s)	Demand Notice Amount	Date of Possession
Loan Account No. MH/SLP/SLRP/A000000771 1. Mr. SHAHAJI VITTHAL JADHAV (Borrower), 2. Mrs. RESHMA SHAHAJI JADHAV (Co-Borrower), 3. Mr. VITTHAL SURYABHAR JADHAV (Co-Borrower), ALL AT: BAIRAGWADI MODINIB TAL MADHA , BAIRAGWADI MODINIB TAL MADHA, BAIRAGWADI MODINIB TAL MADHA DIST SOLAPUR , Semiurban , Solapur, Maharashtra , India - 43301	Rs. 147019/- (Rupees Forteen Lakh Seventy Thousand One Hundred Nineteen Only) along with interest thereon from 18.01.2025.	19-01-2025 Physical Demand date 20.01.2025
Loan Account No. MH/SLP/SLRP/A000000771 1. Mr. LAKHAN PANDURANG GARAD (Borrower) 2. Mrs. VANDANA PANDURANG GARAD (Co Borrower) Both AT: AT: RANMASLE TALUKA, NORTH SOLAPUR, DIST. SOLAPUR, Maharashtra - 432222.	Rs. 1552494/- (Rupees Fifteen Lacs Fifty Two Thousand Four Hundred Ninety Four Only) along with interest thereon from 09.07.2024	20-01-2025 Physical Demand date 30/07/2024
Loan Account No. MH/PNE/BRMT/A0000001030 1. Mr. SURESH PAWAR (BORROWER), 2. Mrs. DHANSHIRI PAWAR (CO BORROWER), 3. Mr. YUVRAJ PAWAR All AT: ISLAMPUR SOLAPUR 43107, SOLAPUR, Rural, Solapur, Maharashtra, India - 43107	Rs. 945112/- (RS NINE LAKH FOURTY FIVE THOUSAND ONE HUNDRED TWELVE ONLY) along with interest thereon from 06/11/2025	23-01-2026 Physical Demand date 09/11/2025
Loan Account No. MH/PNE/PUNE/A000000567 1. Mr. Anand Liman (BORROWER), 2. Mr. Shubhangi Liman (CO BORROWER) Both AT: S No.120/10, Giridhar villa, Modern Colony,Paud Road,Near Datt, Mandir,Kothrud Ex Servicemen Colony,Pune-410038, Kothrud, Semiurban, Pune, Maharashtra, India - 410038	Rs. 1659258/- (RS SIXTEEN LAKH FIFTY EIGHT THOUSAND TWO HUNDRED FIFTY EIGHT ONLY) along with interest thereon from 06/11/2025	22-01-2026 Physical Demand date 09/11/2025
Loan Account No. MH/PNE/PUNE/A000001019 1. Mr. BALU DHAWALE (BORROWER), 2. MANISHA DAVALA (CO BORROWER) Both AT: SR no 24/2 C to ADARSH NAGAR , B V BHANDARI DIGHI, Metro, Pune, Maharashtra, India - 410105	Rs. 2524317/- (RS TWENTY FIVE LAKH TWENTY FOUR THOUSAND THREE HUNDRED SEVENTEEN ONLY) along with interest thereon from 08/11/2025	22-01-2026 Physical Demand date 09/11/2025

ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING GP NO.710, Milkat No.593 total area admeasuring 292.75 sq. meters. i.e.3150 Sq.ft. and construction thereon area 131.04 sq.meter, i.e.1410 Sq.ft at Mtl. Rannmasale, Tal.NORTH SOLAPUR, Dist.Solapur and scheduled property is bounded as: Towards East: Gana Gurav House, Towards West: Ramhari Garad House, Towards South: Road, Towards North: Ashok Garad and Govind Pawar House

ALL THAT PIECE AND PARCEL OF PROPERTY BEARING CAT. NO.157 HAVING ITS AREA ADMEASURING 0 H 20 R OUT OF AREA ADMEASURING 0 H 80 R OUT OF ITS TOTAL AREA ADMEASURING 0 H 96 RITS + POT KHARABA AREA ADMEASURING 0 H 11 R I.E. HAVING ITS TOTAL AREA ADMEASURING 1 H 01 R AND UPON IT GRAMPANCHAYAT MILKAT NO. 371 ITS AREA ADMEASURING 572 SQ. FT. RCC CONSTRUCTION SITUATED AT MOUJE ISLAMPUR, TAL. MALSHIRAS, DIST. SOLAPUR.BOUNDED BY AS UNDER ON THE EAST-PROPERTY OF PANDURANG RANNAWARER ON THE SOUTH - REMAINING PROPERTY OF SURESH DHONDIKA PAWARON ON THE WEST: ROAD ON THE NORTH PROPERTY OF TANAJI NANASO PAWAR

ALL THAT PIECE AND PARCEL OF PROPERTY OF PLAT NO. 212, SITUATED ON THE SECOND FLOOR OF C WING, AREA ADMEASURING ABOUT 730 SQ. FT. IN THE BUILDING NAMEDLY "ASHWARYA RESIDENCE" BUILT UPON LAND ADMEASURING AREA 00H 20R AT S. No. 173/1/10(A), SITUATED AT MOUJE - WAKAD, TALUKA MULSHI, DIST. PUNE AND WITHIN THE LIMITS OF PIMPARI CHINCHAWAD MUNICIPAL CORPORATION AND WITHIN THE JURISDICTION OF SUB-REGISTRAR HAVELI, PUNE. (HEREINAFTER REFERRED TO AS THE SAID PROPERTY). DEMARCATION OF THE PROPERTY - EAST-PROPERTY OF MR. BHARAT, WEST-PROPERTY OF MR. KALAMKAR, NORTH-PROPERTY OF MR. KARNIK, SOUTH-ROAD.

ALL THAT PIECE AND PARCEL OF PROPERTY OF A) LAND ADMEASURING 500 SQ. FT. I.E. 46.46 SQ. MTRS. OUT OF LAND ADMEASURING ABOUT 00H 08R ALONG WITH CONSTRUCTION ADMEASURING AREA ABOUT 325 SQ. FT. ON LAND BEARING SURVEY NO. 74, HISSA NO. 2/3/3 AND B) LAND ADMEASURING 500 SQ. FT. I.E. 46.46 SQ. MTRS. OUT OF LAND ADMEASURING ABOUT 00H 01R PART OF PART NO. 9 ON LAND BEARING SURVEY NO. 74, HISSA NO. 2/3/3, SITUATED AT VILLAGE DIGHI, TAL. HAVELI, DIST. PUNE WITHIN THE LIMITS OF PIMPRI CHINCHAWAD MUNICIPAL CORPORATION AND WITHIN THE JURISDICTION OF SUB-REGISTRAR OFFICES IN TALUKA HAVELI, PUNE. BEARING PIMPRI CHINCHAWAD MUNICIPAL CORPORATION PROPERTY NO. 10/52/598. (HEREINAFTER REFERRED TO AS THE SAID PROPERTY A AND B).

THE BOUNDARIES OF THE PROPERTY A ARE AS FOLLOWS: EAST: BY PROPERTY OF MR. NIGARE, WEST: BY PROPERTY OF MR. BALASAHEB MAHAUD DHAWALE, NORTH: BY PROPERTY OF MR. B. U. BHANDARI SOUTH: BY 15 FEET ROAD. THE BOUNDARIES OF THE PROPERTY B ARE AS FOLLOWS: EAST: BY PROPERTY OF MR. BALASAHEB MAHAUD DHAWALE, WEST:BY PROPERTY OF MR. PATHARE, NORTH: BY S. No. 74/1 SOUTH:BY 15 FEET ROAD.

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

Mr. Rushikesh Uhalale- 9823244498, Mr. Vikram Malawade-9420849654
Mr. Ritesh Gaware-9011859221, Pankajsingh Choudhary-708182833
Place: Pune Date: 25.01.2026 Hinduja Housing Finance Limited Authorized Officer

nido

NIDO HOME FINANCE LIMITED

(formerly known as Edelweiss Housing Finance Limited)

Regd Office: 5th Floor, Tower 3, Wing B, Kohinoor City Mall, Kohinoor City, Kiroi Road, Kurla (W), Mumbai-400070. Regional Office at: Office No. 407-410, 4th Floor, Kakade Bliz Icon, CTS 2687B, Ganeshkhind Road, Bhamburde, Shivaji Nagar, Pune, Maharashtra 411001

AUCTION WITHDRAWAL OF SIMPI GUPTA

To, 1. SIMPI SURESH GUPTA (BORROWER) H 430, Gat No. 266/1 Moi Chakan Pune 410501
2. SANJAY CHAITURAM GUPTA (GUARANTOR) Unit No. K1/5, Jai Ganesh Samrajya Opp Pangarop, Pune Nashik Highway, Bhosant - Pune 411039
3. SURESH BHAG