



Motilal Oswal Home Finance Limited
Regd. Office: Motilal Oswal Tower, Rahimnagar, Sayaji Road, Opp. Parel ST Depot, Prabhadevi, Mumbai - 400 025, CS: 8291889898
Website: www.motilaloswal.com, Email: hqery@motilaloswal.com

PUBLIC NOTICE FOR E-AUCTION CUM SALE

E-Auction Sale Notice of 15 Days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Motilal Oswal Home Finance Limited (Earlier known as Aspire Home Finance Corporation limited) will be sold on "As is where is", "As is what is", and "Whatever there is", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 through website motilaloswal.com as per the details given below :-

Date and time of E-Auction Date: 22-01-2026 11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each)	Borrower(s)/Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD / Last date of EMD
LAN: LXPUN00315-160010098 BRANCH: PUNE BORROWER: GAYATRI SANJAY KAMBLE CO-BORROWER: SANJAY JAGANNATH KAMBLE GUARANTOR: NISAR MOHAMED SHAIKH	09-06-2025 For Rs: 745934/- (Rupees Seven Lac Forty Five Thousand Nine Hundred Thirty Four Only)	Flat No 24, 2Nd Floor, Laxmi Kamal Vishwa, Sr No. 1785A (Old S No. 15016), Ad Measuring 323.52 Sq.Mtr., Nr Power House, Pune, Maharashtra-412308	Reserve Price: Rs.500000/- (Rupees Five Lakh Only) EMD: Rs.50000/- (Rupees Fifty Thousand Only) Last date of EMD Deposit: 21-01-2026	

1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal : <https://www.auctionbazaar.com/> of our e-Auction Service Provider, M/s. ARCA EMART PRIVATE LIMITED up to the Auction date and the secured creditor will be the secured creditor. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to Sachin Garade 7045766297 & Deepak Keswad 9767323535 details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, E-mail ID: contact@auctionbazaar.com.
Place : Maharashtra/ Date : 31.12.2025 Sd/-, Authorised Officer, Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation Limited)



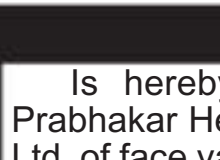
BAJAJ HOUSING FINANCE LIMITED
Corporate Office: Cerebrum IT Park B2 Building, 5th Floor, Kalyani Nagar, Pune, Maharashtra - 411014 Branch Office: MSR Capital, Unit Nos. 8 & 9, Ground Floor Sr. No. 38, CTS No. 5836, Near PCMC Building, Morwad, Pimpri, Pune - 411018, Maharashtra AUTHORIZED OFFICER'S DETAILS: NAME Rahul Singh/ EMAIL ID: Rahul.singh4@bajajhousing.co.in MOB NO. +91 9978333633 & 8669189048

APPENDIX IV - A (Rule 8(6)) SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of the 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 immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken over by the Authorized Officer of the Bajaj Housing Finance Ltd (Secured Creditor), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" for recovery of the loan dues, applicable interest, charges and costs etc., payable to Bajaj Housing Finance Ltd as detailed below.

Details of Borrower/Co Borrowers /Guarantor(s) and Loan Details	Description Of The Immovable Properties	E-auction Date :- 31/01/2026
LAN:- HA02HLT1272030 & HA02HML1268631 1. Raju Walmik Dewate (Borrower) 2. Komal Raju Dewate (Co-Borrower) Both Are Resident At: Flat No-103, B Wing Blossom Lotus Avenue, Sr No-192 Tal-Haveli, Pune, Maharashtra-412105 Outstanding Dues of Rs.37,09,979/- (Rupees Thirty Seven Lakhs Nine Thousand Nine Hundred Seventy Nine Only) as on 29/12/2025 along with future interest and charges accrued w.e.f. 29/12/2025	All that piece and parcel of the Immovable Property Being Flat No 103 Admeasuring 39.27 Sq Mtr I.E. 422.62 Sq Ft On First Floor In B (Blossom) Wing, Lotus Avenue, Survey No 192, Hissa No 1, Mouje-Chowisawadi, Dist-Haveli, Dist-Pune, Maharashtra	E-auction Date :- 31/01/2026 between 11:00 am to 12:00 pm with unlimited extension of 5 minutes Last date of Submission of Earnest Money Deposit (EMD) with KYC is :-30/01/2026 upto 5:00pm (IST). Date of inspection:- 02/01/2026 To 28/01/2026 between 11:00 am to 4:00 pm (IST). Reserve Price: For Immovable Property Rs. 26,00,000/- (Rupees Twenty Six Lakhs Only) The Earnest Money Deposit Will Be Rs. 2,60,000/- (Rupees Two Lakh Sixty Thousand Only) Bid Increment - Rs. 25,000/- (Rupees Twenty Five Thousand Only) & in Such Multiples.

Terms and Conditions of the Public Auction are as under: • The Secured asset will not be sold below the Reserve price. • The Auction Sale will be online through e-auction portal. • The e-auction will take place through portal <https://bankauctions.in>, on 31/01/2026 from 11:00 AM to 12:00 PM with unlimited auto extension of 5 minutes each. • For detailed terms and conditions please refer company website URL <https://www.bajajhousingfinance.in/auction-notices> or for any clarification please connect with Authorized officer.
Date :- 31-12-2025 Place:- Pune Authorized Officer, (Rahul Singh) Bajaj Housing Finance Limited



CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED
Corporate Office : Chola Crest, C54 & 55, Super B-4, Thiru Vi Ka Industrial Estate, Guindy, Chennai- 600 032, T. N.

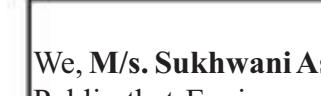
NOTICE TO BORROWER

Sale Notice (By Private Treaty) [Rule 8 (5) and (6) read with Rule 9(1) of Security Interest (Enforcement) Rules 2002] # [Rule 6 of 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 **CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED** 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 / Mortgageor(s) / legal heir, legal representatives (Whether Known or unknown), executor(s), administrator(s), successor(s) & assign(s) of the respective Borrower(s) / Mortgageor(s) (Since deceased) as the case may be indicated in **COLUMN (A)** U/s. [Rule 8 (5) and (6) read with Rule 9(1) of Security Interest (Enforcement) Rules 2002] For detailed terms & conditions of the sale, please refer to the link provided in **CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED**

[A] Sr. No.	[B] Loan Account No. / Names Of Borrower(s) / Mortgageor(s) / Gaurantor(s)	[C] O/S Dues to be recovered (Secured Debts)	[D] Description of the Immovable Property / Secured Asset	[E] & [F] Type of Possession Reserve Price (In Rs.) Date of Auction
1.	Loan A/C. No.(S) : HLO1NUP000000229 1) Mr/Mrs. Hemial Ramsumer Prapajati 2) Mr/Mrs. Kalawati Hemial Prapajati Add For Sr. No. 1 & 2 : Fl. No- 373, 2nd Flyo Society, Sr.No- 119, Alandi Road, Kalas, Near Datia Mandir, Haveli, 411015, Mob No: 9970773822 Add For Sr. No. 1 & 2 : Fl. No. 105, 1st Fl, Sr. No-6 Shivratna Residency Nr Khandoba Mala Pune City 411047. Mob No: 9970773822	Rs. 20,30,087/- (Rupees Twenty Lakh Thirty Thousand And Eighty-Seven Only) DUE AS ON 23/07/2024	All That Piece And Parcel Of The Property Bearing Flat No. 105 Admeasuring Carpet Area About 500 Sq. Mtrs. I.e. 46.46 Sq.mtrs. & Built-Up Area Admeasuring About 600 Sq. Fts. I.e. 55.76 Sq.mtrs. On The First Floor In The Building Known As "Shivratna Residency", Constructed On Private Plot Bearing No.2-A Admeasuring About 5920 Sq.Fts. I.e. 550.18 Sq.mtrs. Out Of Survey No.6, Hissa No.1-2-4-44 (New S.no.6/14 Admeasuring About Totally Admeasuring Area 00h 40r Including Potkharaba, Situated At Lohagaon, Tal- Haveli, District -Pune, Which Is Within Local Limits Of Grampanchayat Of Lohgaon And Within The Limits Of Sub-Registrar Haveli, Tal-Haveli, District-Pune.	Rs. 11,50,000/- (Rupees Eleven Lakh Fifty Thousand Only) 20.01.2026

* 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.
Sd/-
Date : 30.12.2025
Place : Pune, Maharashtra AUTHORIZED OFFICER, For CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED



PUBLIC NOTICE

We, M/s. Sukhwani Associates hereby bring to the kind notice of general Public that Environment Department, Government of Maharashtra has accorded Environmental Clearance of our Commercial project located at S. No. 155B/1, CTS No. 5758/6, Village - Pimpri Waghere, Pune, Maharashtra vide letter dated 23rd December 2025 bearing file No. EC25C3802/MH5827992N.
The copies of the clearance letter are available with Maharashtra Pollution Control Board and may also be seen on the Website of the Department of Environment, Government of Maharashtra at <http://parivesh.nic.in/>
Date : 30/12/2025 Sd/-
Place: Pune for M/s. Sukhwani Associates



HERO HOUSING FINANCE LIMITED
Registered Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057. Branch Office: Hero Housing Finance, Office No 24, P.J Chambers, off of Old Mumbai Pune Highway, Pimpri, Pune, Maharashtra - 411018.

PUBLIC NOTICE (E- AUCTION FOR SALE OF IMMOVABLE PROPERTY)

[UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002]
NOTICE FOR SALE OF IMMOVABLE PROPERTY MORTGAGED WITH HERO HOUSING FINANCE LIMITED (SECURED CREDITOR) UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.
Notice is hereby given to the public in general and in particular to the borrower(s) and guarantor(s) or their legal heirs/ representatives that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Hero Housing Finance Limited (secured creditor), will be sold on 05-February-2026 (E-Auction Date) on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis for recovery of outstanding dues from below mentioned Borrowers, Co-Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. The EMD should be made through Demand Draft/RTGS/NEFT for participating in the Public E-Auction along with the Bid form which shall be submitted to the Authorized Officer of Hero Housing Finance Ltd on or before 05-February- 2026 @ 5 PM at Branch Office, Hero Housing Finance, Office No 24, P.J Chambers, off of Old Mumbai Pune Highway, Pimpri, Pune, Maharashtra -411018.

Loan Account No.	Name of Borrower(s)/ Co-Borrower(s) /Guarantor(s) /Legal Heir(s) / Legal Rep.	Date of Demand Notice	Type of Possession (Under Constructive / Physical)	Reserve Price
HFFSVNHOU 23000442907	Jadhav Aurdumar	11/02/2025 Rs. 78,39,581/- as on 29/12/2025	Physical	Rs. 75,00,000/- Rs. 7,10,000/-

Description of property: All that piece and parcel of Flat No. D-105, On First Floor, Carpet Area Admeasuring About 99.95 Sq. Mtrs. • Attached Terrace Area Adm. 97 Sq. Ft. I.E. 9.94 Sq. Mtrs. Its Total Area Adm. 84 Sq. Ft. I.E. Saleable Area Adm. 1097 Sq. Ft. • One Car Parking Area Adm. 8.55 Sq. Mtrs. In wing "C" of Project Known as "sat Velocity-II", Constructed on the survey No. 78 Hissa No. 4, 5, 6, Survey No. 78 Hissa No. 3, 4, 5, Situated At Village - Bavdhan Budruk, Tal-mulshi, Dist-pune, and which is within the limits of zilla Parishad, Pune and Taluka Panchayat Samiti Mulshi and also Within the Limits of Grampanchayat Bavdhan Budruk. Boundries as Under: North: Road, South: Property of Narayan Bhunde, East: Road, West: Survey 78/1

Terms and condition: The E-auction will take place through portal <https://bankauctions.com> on 06-February-2026 (E-Auction Date). After 11:30 AM onwards with limited extension of 10 minutes each. The intending Purchasers / Bidders are required to deposit EMD amount either through RTGS / NEFT or by way of Demand Draft/RTGS/NEFT favouring the "HERO HOUSING FINANCE LTD". The EMD amount will be returned to the unsuccessful bidders after conclusion of the E-auction.
Terms and Conditions of the E-auction: 1. E-Auction is being held on "As is where is Basis" & "As is what is Basis" & "whatever there is Basis" & "Without recourse Basis" and will be conducted "online". 2. Bid increment amount shall be Rs.15,000/- (Rupees Fifteen Thousand Only). 3. The E-auction will be conducted through M/s. C1 India Pvt Ltd through Mr. Dharami Krishna. 9948182222 (Helpline No.124 226 and E-mail on: support@bankauctions.com) & andrag@1india.com) at their web portal <https://bankauctions.com>. 4. There is no encumbrance on the property which is in the knowledge of Secured Creditors. However, the intending bidders should make their own independent enquires regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bids. In this regard, the E-auction advertisement does not constitute and will not be deemed to constitute an commitment or any representation of Hero Housing Finance Limited. 5. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. The sale shall be subject to rules/ conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The other terms and conditions of the E-auction are published in the following website: www.herohousingfinance.com 6. For property details and visit to property contact to Mr. Amar Satpute / 9028734375 / amar.satpute@herohtf.com and Shekhar Singh/911522275/ shekhar.singh@herohtf.com. 7. The prospective bidders can inspect the property on 31-January-2026 between 11:00 AM to 2:00 PM without prior appointment.

15 DAYS SALE NOTICE TO THE BORROWER/GUARANTOR/MORTGAGOR

The above-mentioned Borrower/Mortgagor/guarantors are hereby noticed to pay the sum as mentioned in Demand Notice under section 13(2) with as on date interest and expenses before the date of Auction failing which the property shall be auctioned and balance dues, if any, will be recovered with interest and cost from you.
For detailed terms and conditions of the sale, please refer to the link provided in https://uat.herohomefinance.in/hero_housing/other-notice on Hero Housing Finance Limited (Secured Creditor's) website i.e., www.herohousingfinance.com
Date: 31/12/2025 For Hero Housing Finance Ltd. Authorised officer
Place: Pune/ROM Mr. Amar Satpute, Mob-9028734375 Email: amar.satpute@herohtf.com



HINDUJA HOUSING FINANCE LIMITED
Corporate Office: No 167-169, 2nd Floor, Anna salai, Little Mount, Saidapet, Chennai - 600 015, Tamil Nadu. Email ID: auction@hindujahousingfinance.com

APPENDIX IV POSSESSION NOTICE (for immovable property)

Whereas, the undersigned being the Authorized Officer of Hinduja Housing Finance Limited (HHFL) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(2) of the said Act, the undersigned hereby give notice to the Borrower(s) / Guarantor(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 **Symbolic 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 Date and Amount	Date of Possession
Mr. BABULAL KISAN MALI (Borrower), Mrs. SAVITADEVI BABULAL MALI (Co-borrower) MH/KLP/KLPR/A000002720	10.10.2025 Rs. 3700389/- (Rupees Thirty Seven Lakh Three Hundred Eighty Nine Only) up to 08.10.2025	30.12.2025
All that piece and parcel of a residential use Flat Unit No. 409, having Carpet area admeasuring 88.49 Sq. Mtrs. and Saleable area admeasuring 115.58 Sq. Mtrs., situated on the Fourth floor of a multi-storied building known as "Shri Baba Ramdev Textile & Housing Market- Wing A-1", situated in a larger project to be known as "Shri Baba Ramdev Textile & Housing Market", being constructed on a non-agricultural (residential use) portion of land admeasuring 15,250.00 Sq. Mtrs. out of R. S. No. 60/2 and R. S. No. 62/2, situated within the local limits of Ichalkaranji Municipal Corporation (erstwhile Ichalkaranji Municipal Council), at village Kasaba Ichalkaranji, Tal. Hatkanangale, Dist. Kolhapur and Schedule property is bounded as: East: Flat Unit No.401, West: Road, South: Flat Unit No.408, North: Flat Unit No.411, Above: Tarace, Below: Flat Unit No.309		
Mr. SHIVAJI RAMCHANDRA KHANDEGAL (Borrower), Mrs. SHUBHANGI SHIVAJI KHANDEGAL (Co-borrower) MH/KLP/KLPR/A000001948	10.10.2025 Rs. 1837563/- (Rupees Eighteen lakh Thirty Seven Thousand Five Hundred Sixty Three Only) up to 08.10.2025	26.12.2025
All the Piece and parcel of property along with construction bearing Gat No. 1602/1 Its total admeasuring area 0.99 Hect. N. A. Plot No. 64 for admeasuring area 121.60 Sq. Mtrs. thereon Near House Unit No. 64/B for admeasuring area 60.80 Sq. Mtrs. thereon RCC construction for admeasuring area 50.14 Sq.Mtrs.Grampanchayat Assessment. Milkat No.2588 and Anukarmank No.3342, situated At. Mouje. Kneri, Tal. Karvir, Dist. Kolhapur, and Schedule property is bounded as: East: Property of Plot No. 65, South: Milkat of Unit No. 64/A, West: 06 Mtr Road, North: Property of Unit No. 64/C		
Mr. VISHAL BASAVRAJ GUDIKADE (Borrower), Mr.VINOD BASAVRAJ GUDIKADE, Mr. VINAYAK BASVRAJ GUDIKADE, Mrs. SUMAN BASAVRAJ GUDIKADE (Co-borrower) MH/KLP/KLPR/A000001670	10.10.2025 Rs. 1144476/- (Rupees Eleven Lacs Forty Four Thousand Four Hundred Seventy Six Only) up to 08.10.2025	27.12.2025
SCHEDULE OF THE PROPERTY AS PER SALE DEED All that piece and parcel of property along with construction bearing R. S. No. 145/2A out of which plot no. 5, ROW BANGLOW UNIT NO. 2, having area 139.84 sq. mtrs. along with building 69.92 sq. mtrs and remaining open plot area 12.05 Sq.Mtr. situated at MOUJE PADALI KH, TAL KARVEER, DIST KOLHAPUR - 416010 and Schedule property is bounded as: East: Plot No. 2, West: 6 metres colony road North : Property of Unit No.01 in same Plot, South:Plot No.4 SCHEDULE OF THE PROPERTY AS PER MORTGAGE DEED All that piece and parcel of property along with construction bearing R. S. No. 145/2A out of which plot no. 5, ROW BANGLOW UNIT NO. 2, having area 139.84 sq. mtrs. along with building 69.92 sq. mtrs. on it, situated at MOUJE PADALI KH, TAL KARVEER, DIST KOLHAPUR - 416010 and Schedule property is bounded as: East: Plot No. 2, West: 6 metres colony road, North: Plot No. 6, South: Plot No. 4		
Ms. KANCHAN UMAJI BHALKAR (Borrower), Mr. UMAJI YASHWANT BHALKAR (Co-borrower) MH/KLP/KLPR/A000001966	10.10.2025 Rs. 1327690/- (Rupees Thirteen Lakh Twenty Seven Thousand Six Hundred Ninety Only) up to 08.10.2025	26.12.2025
All that piece and parcel of property along with construction bearing R. S. No 788, out of it N. A. Plot No. 30 / Paiki, Its total area adm 237.50 Sq Meters, out of it an area adm 45, 04 Sq Meters, along with RCC construction on it, it's built up area adm 34.01 Sq Meters, situated at, "B" Ward, Karveer (Jarag Nagar),Tal:- Karveer, Dist : Kolhapur, within the limits of Municipal Corporation of Kolhapur, which is Bounded by as follows:- (as per Notarized ATS) East:- Property of Mr. Yashwant Bhalkar, West:- Property of Mr. Shingnare and road, South:- Vacant Space, North:- Property of Mr. Bhandigare		
STATUTORY NOTICE TO BORROWERS/CO-BORROWERS/GUARANTORS Borrower(s)/Guarantors" 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 Panchanama should not be recorded due to obstructions as such the property has been photographed. Mrs. Nishigandha Suryavanshi. 9008931551, Sagar Bagwade. 7420900201, Rushikesh Ubhale. 9823244498 Date: 31.12.2025, Place: Kolhapur Hinduja Housing Finance Limited Authorized Officer		



PNB HOUSING Finance Limited
Corporate Office: 3rd Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones: 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 PROVISION TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002
Reg. Off: 3rd Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones: 011-23357171, 23357172, 23705414, Web: www.pnbhousing.com

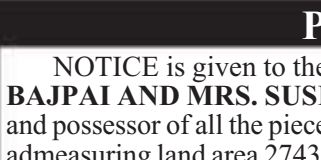
B.O. PIMPRI CHINCHWAD: Office No. 302, 3rd Floor, Gheewala complex, Station Road, Chinchwad, Pune, Maharashtra-411019. B.O. NASHIK: 47 & 408, 4th Floor, Padma Vishwa Landmark, Near Tanish Showroom, Above Acs Bank, Panchsagar, Changanur, Shivajinagar, Pune-411005. B.O. NAVI MUMBAI: 2nd Floor, Sector-1, CTS No. 208-500, Personals Bldg, Opp. Sector-1, Vashi, Navi Mumbai, Maharashtra - 400703. B.O. AURANGABAD: E-1, E-2 & E-3, Fourth Floor, Aurangabad Business Centre, Adalat Road, Aurangabad, Maharashtra - 431001

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column 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 for recovery of outstanding dues from below mentioned Borrowers, Co-Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. The EMD should be made through Demand Draft/RTGS/NEFT for participating in the Public E-Auction along with the Bid form which shall be submitted to the Authorized Officer of PNB Housing Finance Ltd on or before 05-February- 2026 @ 5 PM at Branch Office, Hero Housing Finance, Office No 24, P.J Chambers, off of Old Mumbai Pune Highway, Pimpri, Pune, Maharashtra -411018.

Loan No./Name of the Borrower/ Co-Borrower/Guarantor/Legal Heir(s)	Demand Notice Date and Amount	Nature of Possession (Under Constructive / Physical)	Description of the Properties mortgaged	Reserve Price (RP)	EMD (10% of RP)	Last Date of Submission of EMD	Inspection Date & Time (If any)	Date of Auction	Remarks
HOU/PM/0519/704049 GANESH Tyrambak Patil / Jayashri Ganesh Patil B.O.: PIMPRI CHINCHWAD	27,93,704.25 & 15-01-2025	Physical Possession	Flat No-403, Gat No 1318, Wing K, Sai Shradha Park, More Wadi Sane Chowk, Chitank, Pune, Maharashtra-411062, Pune, India.	Rs. 27,19,000	Rs. 2,71,900	30-01-2026	10,000 12-01-2026 12:00PM to 04:00PM	31-01-2026 2PM to 03:00PM	NOT KNOWN
HOU/PM/0215/112520 CHINCHWAD Balkrishna Borude / Savita R Borude B.O.: PIMPRI CHINCHWAD	22,08,929.4 & 14-02-2024	Physical Possession	Flat No-102, 2nd Floor, S No-108, H No 14 Wing A Sanskar Residency Alandi Road, Chivis Wadi, Chancholi Pune Maharashtra-412105, Pune, India.	Rs. 20,60,000	Rs. 2,06,000	15-01-2026	10,000 06-01-2026 12:00PM to 04:00PM	16-01-2026 2PM to 03:00PM	NOT KNOWN
NHL/NAV/0915/239967 Shaleish H Mishra / Yojti Shaleish Mishra B.O.: NAVI MUMBAI	1,03,33,932.3 & 04-03-2025	Symbolic Possession	Shop No. 6, 7 & 8, Ground Floor Plot No. 45, Shauri Puri Co-Op Housing Society, C. S. No. 346, S.No.40 Near Savant Petrol Pump, Near Vishrantnagar, Chughra, Subhans Nagar, Dhankori, Mumbai-400022, Mumbai, India.	Rs. 92,18,000	Rs. 9,21,800	30-01-2026	20,000 09-01-2026 2PM to 04:00PM	31-01-2026 2PM to 03:00PM	NOT KNOWN
HOU/PM/1017/440958 Kiran Rajaram Pandit / Varsha Kiran Pandit B.O.: PIMPRI CHINCHWAD	25,74,645.66 & 30-09-2023	Physical Possession	Flat No.4, 5th Ground Floor, Mahatma Residency, Plot No 4 S No 13 1, Bhatnagar, Alind Mandir, Ahmed Nagar, Maharashtra-414003, Ahmed Nagar, India.	Rs. 18,34,000	Rs. 1,83,400	30-01-2026	10,000 09-01-2026 12:00PM to 04:00PM	31-01-2026 2PM to 03:00PM	NOT KNOWN
HOU/PM/0922/1031205 & NHL/PM/1022/103870 Ketan Dattatray Unawane / Pritesh Dattatray Unawane / Shobha Dattatray Unawane B.O.: PIMPRI CHINCHWAD	18,78,669.93 & 06-02-2025	Physical Possession	Flat No 107, 1st Floor B Wing, Garlo No 789, Mantra Magic, Chembal, Chikan, Pune, Maharashtra 411001, Pune, India.	Rs. 18,65,000	Rs. 1,86,500	30-01-2026	10,000 21-01-2026 12:00PM to 04:00PM	31-01-2026 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 mentioned in the Demand Notice. 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/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/buyer and interested parties may independently take the inspection of the pleadings 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 to the seller. (3) Please note that the purchase of the property is subject to the payment of the 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 Section 14 (4) of the Security Interest (Enforcement) Rules, 2002. The remaining dues of the sale consideration to be paid by the purchaser 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 Section 14 (4) of the Security Interest (Enforcement) Rules, 2002. 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 Ankush/ Nilakshi Patil, Toll Free No. - 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Officer of PNBHFL or refer to www.pnbhousing.com.

PLACE : PUNE DATE :- 31-12-2025 SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED



PUBLIC NOTICE

NOTICE is given to the general public at large that ourselves **MR. VINAY BAJPAI AND MRS. SUSHMA BAJPAI** are the long lease holders, occupiers and possessor of all the piece and parcel of Villa plot bearing No.13 approximately admeasuring land area 2743.5 sq. mtrs or thereabout together with the constructed area admeasuring 315.50 sq. mtrs situated on water fall crescent, being part of Survey No./ Gat No. 111, Hissa No. 1/1, Survey No./Gat No. 115 Hissa No. 1 of village Dasve, Taluka Mulshi District. Pune. (Hereafter referred to as the said Villa).
We have agreed to assign and transfer the said villa for a minimum base price of Rs. 95,00,000/- (Rupees Ninety-Five Lakhs only). All the expenses including transfer charges, Stamp duty, registration charges etc. to be borne by the transferee alone.
Persons interested in acquiring the said villa should submit their offers along with EMD (refundable) of Rs 10,00,000/- (Rupees Ten lakhs only) by DD/Pay order in the name of Mr. Vinay Bajpai within **Fifteen days** from the publication of this Notice.
Also, all persons/entities having any claim, right, title or interest in or to the said Villa or any part or portion thereof by way of sale, gift, lease, tenancy, licence, exchange, partition, mortgage, charge, lien, inheritance, trust, possession, easement, agreement or otherwise howsoever are hereby required to make the same known in writing to the undersigned at the address given below within **Fifteen Days** from the publication hereof, failing which it shall be presumed there is no such claim and the same, if any, shall be considered to be waived. Thereafter we will execute and register necessary documents assigning and transferring the said villa to the party bidding highest price for the said villa subject to the minimum price mentioned above.
Dated this 30th day of December 2025.
Sd/-
MR. VINAY BAJPAI & MRS. SUSHMA BAJPAI
Flat no 3801, 38th Floor, Tower S, Crescent Bay Jerbi Wadia Road, Parel, Mumbai 400012.



CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED
Corporate Office : Chola Crest, C54 & 55, Super B-4, Thiru Vi Ka Industrial Estate, Guindy, Chennai- 600 032, T. N.

NOTICE TO BORROWER

Sale Notice (By Private Treaty) [Rule 8 (5) and (6) read with Rule 9(1) of Security Interest (Enforcement) Rules 2002] # [Rule 6 of 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 **CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED** Secured Creditor, will be sold on "As is Where is", "As is what is" and "