**FINANCIAL EXPRESS** 

SATURDAY, OCTOBER 4, 2025

**17** 

## RBLBANK

**RBL BANK LTD.** 

Registered Office: 1st Lane, Shahupuri, Kolhapur-416001 Branch Office at: RBL Bank Limited, 9th Floor, Techniplex-I, Off Veer Savarkar Flyover, Goregaon (West) Mumbai-400 062

Securitisation Notice under S. 13(2) of SARFAESI Act, 2002. We, RBL Bank Limited the secured creditor of Applicant & Co-Applicant mentioned in below mentioned columns, do hereby inform you all that your account has been classified as Non-performing Account (NPA) in pursuant to the defaults in making payment / repayment of principal and interest and the amount mentioned in the below mentioned columns is now due and payable by you as on the date of the notice, together with further interest thereon to RBL Bank Ltd. In spite of our repeated demands, you have failed and neglected to make payment / amount(s) outstanding in your account(s) and you have not discharged your liabilities.

We, therefore, issued notice under section 13(2) of Chapter III of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, demanding payment of the amounts together with further interest applicable at the contracted rates, costs, charges, other moneys to discharge your liabilities in full within 60 days from the date of the notice.

	Loan Account Nos., Name of the Borrowers, 13(2) Notice details and Symbolic Possession Date
1)	Mr. Sandip Devidas Khairnar
	(Applicant & Mortgagor)
2)	Mrs. Swati Sandip Khairnar
	(Co-Applicant & Mortgagor)
Ac	Idress of Correspondence
1)	Flat No. 104, First Floor, Rutuik Prem Complex,

omplex, Thit Hospital Nagar Road, Pema Phata, Pune, MH 412 216. 2) Plot no. 131 B, Gat No. 969, village Perane, Perane Nagar Road, Taluka-Haveli, District- Pune 412216 Phata, Pune Nagar Road, Next to Perane Toll Naka, Taluka-Haveli, District-Pune 412216.

Loan Account No Loan Amount 809002075647 Rs.12,00,000/-: 30/06/2023 NPA Date: 13(2) Notice dated : 25/09/2025 13(2) Notice amount: Rs 7,30,618/-

Description of Mortgaged Property Property Owned by Mr. Sandip Devidas Khairnar & Mrs. Swati Sandip Khairnar: All that piece and parcel of Immovable property of Plot No. 131 B an area admeasuring 800 Sq. Fts. from and out of the entire landed property Gat. No. 969 lying, being and situated at village Perane, Perane Phata, Pune within the limits of Perane, Grampanchayat and within the jurisdiction of Sub-Registrar Haveli no. 1 to 27, which is bounded and surrounded by: On or towards East: By 15 Ft. Wide Common Road, On or towards South: By Property of Pvt. Plot No. 131 A, On or towards West: By Property of Pvt. Plot No. 128, On or towards North" By Property of Pvt. Plot No. 132.

Mortgaged Property Details

Now the authorized officer of RBL Bank Ltd, do hereby publish the contents of the above demand notice as provided under the Rules for discharge your liabilities in full, failing which, we shall, without any further reference, be constrained to enforce the above-mentioned security created by you in our favour by exercising any or all the rights given under the said Act.

Please note that this publication is made without prejudice to such rights and remedies as are available to RBL Bank against the borrower and the guarantors of the said financial under law. You are further requested to note that as per section 13(13) of the said Act, you are restrained/prohibited from disposing of or dealing with the above security or transferring by way of sale, lease or otherwise of above secured asset, without our prior written consent

Place: Pune Date: 1/10/2025

RBL Bank Ltd. Authorised Officer - Abhay Nikam

28.10.2025

12:00 Physical

Edelweiss Asset Reconstruction

## **E-AUCTION SALE NOTICE**

## **EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED** CIN: U67100MH2007PLC174759

Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098 E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE SECURED ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ALONG WITH RULE 9(1) READ WITH RULE 8 (5) AND (6) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

The financial facilities of Assignor mentioned herein (hereinafter referred to as ("Assignor/Original Lender") have been assigned to Edelweiss Asset Reconstruction Company Limited acting in its capacity as trustee of various trusts mentioned clearly in column provided. Pursuant to the said assignment, EARC stepped into the shoes of the Assignor and exercises its rights as the secured creditor. That EARC, in its capacity as secured creditor, had taken possession of the below mentioned immovable secured assets under 13(4) of SARFAESI Act and Rules there under. Notice of 15 days is hereby given to the public in general and in particular to the Borrower and Guarantor (s) that the below described immovable secured

assets mortgaged in favor of the Secured Creditor, the physical possession of which has been taken by the Authorised Officer (AO) of Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis, for recovery of the amounts mentioned herein below due to EARC together with further interest and other expenses/costs thereon deducted for any money received by EARC from Borrower and Guarantor. The Reserve Price and the Earnest Money Deposit are mentioned below for each property. DETAILS OF SECURED ASSET BUT FOR ALICTION

	DETAILS OF SECURED ASSET FOT FOR AUCTION.								
SI. No	Loan Account No/Selling Institution	Name of Borrower/ Co Borrower	Trust Name	TOTAL OUT- STANDING DUE AS ON 30.09.2025	Reserve Price (In Rs)	Earnest Money Deposit (EMD) In Rs		Type of Possess ion	
· ·	% r/co-born	Mr. Ananata Abaji Sawant ("Borrower"), Mrs. Mangal Ananta		repay the amou	Int. ₹	₹   ds ooo/	28.10.2025	Physical	

notice<sup>1</sup>; 187010000138; to Sawant ("Co-Borrower"), &d th TRUST: 124,71,502.20/-11 the 12,52,000/-undersigned has taken po Mr. Akash Ananta Sawant described he ein below in exercise of 1,25,200/- 11:00 AM ("Co-Borrower") DESCRIPTION OF PROPERTY:- Flat No.26,3rd Floor, Building No.C. Bhagwan Gautam Buddha Magasvarqiya Sahakari Gruhrachana Sanstha Maryadit, S No.5, Hissa No 5/1/2/5/6 & Others, Village Kondhwa Budruk, Tal: Haveli, Dist. Pune 411048. The Note: Earlier auction was held on Sep 24 but failed due to want of bidders. It is hereby recalled/withdrawn any earlier Auction Notice

from immediate effect, and this notice shall be considered. the 2. 187000000 Amit Suresh Naidu (Borrower) EARC- 163 Arpita Amit Naidu (Co-Borrower) TRUST-SC- 23.23,476.79- 15,33,000/-28.10.2025 Physical 1,53,300/-ThirtyDESCRIPTION OF PROPERTY: Flat No.C4,2nd Floor, Milkart No.0596 New,0443 Old, Gat No.181, Village Sometane, Tal Maval Dist Pune 410506 expended. Earlier auction was held on Sep 24 but failed due to want of bidders, It is hereby recalled/withdrawn any earlier Auction Notice The from immediate effect, and this notice shall be considered. tion (8) of section 13 EARC-Mr Vishal Vitthal Jadhav

197090001 Mr Vishal Vitthal Jadhav EARC-of the3Act 1 605 ("Borrower"), Mrs. Swati Vishal VI TRUST-SC- 27,81,130,90/- 14,45,000/-1,44,500/intimation, to redeem the Jadhave ("Co-Borrower") NOON 478 DESCRIPTION DE PROPERTY of lat No. 13 Third Floor, Type R. Building No. 10, Wing No. B, Dreams Niwara Phase -li, Gat No. 528 (Part) & Note:- Earlier auction was held on Mar 24 but failed due to want of bidders Earlier auction was held on Sep 24 but failed due to want of An bidders it is hereby recalled/withdrawn any earlier Auction Notice from immediate effect, and this notice shall be considered.

2151-1, At - Rajpur, Tal - Akolimportant Information regarding Auction Process: 1 All Demand Drafts (DD) shall be drawn in favor of "Edelweiss Asset Reconstruction Company Limited-EMD Account" and payable at Mumbai. 2 EMD Payments made through RTGS shall be to: Name of the Account No.: EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED -EMD ACCOUNT" Account No: 000405158602 Name of the Bank; ICICLBANK IFSC Code: IFSC ICIC0000004

2 Last Date of Submission of EMD Received 1 day prior to the date of auction Place for Submission of Bids

1st Floor, Edelweiss House, off GST Road, Kalina, Mumbai-400098

Place of Auction (Web Site for Auction)

E-Auction (https://auction.edelweissarc.in)

10,50,000/-

Rupees Ten

Lakhs Fifty

ousand Only)

63.00.000/-

lupees Sixty-

hree Lakhs

Only)

Road, Kaliha, Mumbai 400098

THE SECURITISATION AND RECONSTRUCTION OF

IEREINAFTER REFERRED TO AS "SARFAESI ACT")

Original Lender") have been assigned to Edelweiss Asset ed clearly in column provided. Pursuant to the said assignpreditor. That EARC, in its capacity as secured creditor, had

₹ 02,20,000/- 28-10-2025

₹ 1,05,000/- 28-10-2025

₹ 06.30.000/- 28-10-2025

Thirty Thousand 02.00 PM

(Rupees Six Lakh & Physical

Rupees Two & 01.30 Physical

Deposit (EMD)

In Rs

Lakh Twenty

housand Only)

Rupees One

Lakh Five

Thousand Only)

Date & Type of

Time Of Possess

**Physical** 

Auction

01.00 PM

Contactide and Office: 501, Salcon Aurum, Jaolia Perino Caron 2666540hi Website - https://auction.edelweissarc.in/

Date & Time of Inspection of the Property As per prior appointment onditions of the sale of ease refer C's website i.e. https://auction.edelweissarc.in he (Placein QUNErowers of Shivalik Small Finance Bank Ltd. are hereby informed that Gold Date: 03:10:2025 by them from the Bank have not been adjusted by them des For Edelweiss Asset I

borrow kept as premis	demands and not ers are hereby inform security with the Ba es from where the to blic at large can par				
V 2	Auction	date is 14-10-2025 @	11:00 am.	1	
S. NO	Branch	Account N =.	Aut Holity a railie		
1	PUNE TILAKED	<b>ELWEISS ASSET</b>	RECONSTRUCTION	COMPANY	LIMITED

_	TOTAL TIENTEDE	FAACIA	3 ASSE	RECON	STRUCTION	LOPPANT	CIMILIED	
	PUNE TILAK ROA	AD 1042	42513437 <b>C</b>	IN:MU67110	<b>0МH2007</b> PLC17	4759		
	PuRetail Centr	al & Reg	d Office:	Edelweis	s House Off C	ST Road, Kal	ina, Mumbai 4	1000
	LETUNE THAN ECO	9.1.1.1.1.1.1.1.2.2.2.	ルフラミュラフ				1	
1								
	e financial facilities of A	ssignor ment	ioned herein (h	ereinafter refei	red to as ("Assignor/C	Driginal Lender") hav	e been assigned to	Edelw
								scribed
sec	cured assets mortgaged.	in favor of the	e Secured Cred	itor, the physic	al possession of which	n has been taken by	the Authorised Office	er (AO)
Re	serve Price and the Earn	nest Money D	eposit are men	ioned below fo	r each property.	ALICTION:		
SI.	Poan Account ROA	Name of				1	arnest Money	Date 8
	Th Re me tak No se Cr EA Re	Retail Centre E-AUCTION SALE NOTI FINANCIAL ASSETS AI READ WITH The financial facilities of A Reconstruction Company ment, EARC stepped into to taken possession of the be Notice of 30/15 days is he secured assets mortgaged. Creditor, will be sold on "A EARC together with further Reserve Price and the Earl	PUNE TILAK ROAD  Retail Central & Reg  E-AUCTION SALE NOTICE FOR SALE FINANCIAL ASSETS AND ENFORCE  READ WITH PROVISO TO THE financial facilities of Assignor ment Reconstruction Company Limited actiment, EARC stepped into the shoes of taken possession of the below mentione Notice of 30/15 days is hereby given for secured assets mortgaged in favor of the Creditor, will be sold on "As is where is EARC together with further interest and Reserve Price and the Earnest Money D	Retail Central & Regd. Office:  E-AUCTION SALE NOTICE FOR SALE OF IMMOV.  FINANCIAL ASSETS AND ENFORCEMENT OF SI  READ WITH PROVISO TO RULE 8 (6)  The financial facilities of Assignor mentioned herein (h.  Reconstruction Company Limited acting in its capacit ment, EARC stepped into the shoes of the Assignor and taken possession of the below mentioned immovable se Notice of 30/15 days is hereby given to the public in g secured assets mortgaged in favor of the Secured Cred Creditor, will be sold on "As is where is", "As is what EARC together with further interest and other expenses Reserve Price and the Earnest Money Deposit are mentioned.	PUNE TILAK ROAD  Retail Central & Regd. Office: Edelweis  E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE SECUR FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INT  READ WITH PROVISO TO RULE 8 (6) OF THE SEC  The financial facilities of Assignor mentioned herein (hereinafter refer Reconstruction Company Limited acting in its capacity as trustee of ment, EARC stepped into the shoes of the Assignor and exercises its taken possession of the below mentioned immovable secured assets u Notice of 30/15 days is hereby given to the public in general and in secured assets mortgaged in favor of the Secured Creditor, the physica Creditor, will be sold on "As is where is", "As is what is", and "Wha EARC together with further interest and other expenses/costs thereo Reserve Price and the Earnest Money, Deposit are mentioned below for	Retail Central & Regd. Office: Edelweiss House, Off C  E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE SECURED ASSETS UNDER FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (HOUSE READ WITH PROVISE TO RULE 8 (6) OF THE SECURITY INTEREST (E  The financial facilities of Assignor mentioned herein (hereinafter referred to as ("Assignor/C  Reconstruction Company Limited acting in its capacity as trustee of various trusts mention  ment, EARC stepped into the shoes of the Assignor and exercises its rights as the secured c  taken possession of the below mentioned immovable secured assets under 13(4) of SARFAE  Notice of 30/15 days is hereby given to the public in general and in particular to the Borrow  secured assets mortgaged in favor of the Secured Creditor, the physical possession of which  Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis,  EARC together with further interest and other expenses/costs thereon deducted for any more  Reserve Price and the Earnest Money Deposit are mentioned below for each property.  DETAILS OF SECURED ASSET PUT FOR	Retail Central & Regd. Office: Edelweiss House Off CST Road, Kali E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE SECURED ASSETS UNDER THE SECURITISA FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (HEREINAFTER REFERENCE READ WITH PROVISE TO RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULE RECONSTRUCTION Company Limited acting in its capacity as trustee of various trusts mentioned clearly in column ment, EARC stepped into the shoes of the Assignor and exercises its rights as the secured creditor. That EARC, taken possession of the below mentioned immovable secured assets under 13(4) of SARFAESI Act and Rules the Notice of 30/15 days is hereby given to the public in general and in particular to the Borrower and Guarantor (secured assets mortgaged in favor of the Secured Creditor, the physical possession of which has been taken by Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis, for recovery of the an EARC together with further interest and other expenses/costs thereon deducted for any money received by EAR Reserve Price and the Earnest Money Deposit are mentioned below for each property.  DETAILS OF SECURED ASSET PUT FOR AUCTION:	E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE SECURED ASSETS UNDER THE SECURITISATION AND RECONFINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (HEREINAFTER REFERRED TO AS "S READ WITH PROVISE TO RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULE Reconstruction Company Limited acting in its capacity as trustee of various trusts mentioned clearly in column provided. Pursuant ment, EARC stepped into the shoes of the Assignor and exercises its rights as the secured creditor. That EARC, in its capacity as set taken possession of the below mentioned immovable secured assets under 13(4) of SARFAESI Act and Rules there under. Notice of 30/15 days is hereby given to the public in general and in particular to the Borrower and Guarantor (s) that the below dessecured assets mortgaged in favor of the Secured Creditor, the physical possession of which has been taken by the Authorised Office Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis, for recovery of the amounts mentioned he EARC together with further interest and other expenses/costs thereon deducted for any money received by EARC from Borrower at Reserve Price and the Earnest Money Deposit are mentioned below for each property.  DETAILS OF SECURED ASSET PUT FOR AUCTION:

wer and Guarantor (s) that the below described immovable h has been taken by the Authorised Officer (AO) of Secured or recovery of the amounts mentioned herein below due to received by EARC from Borrower and Guarantor. The AUCTION: Reserve No/Selling Name of Borrower/ Trust Dues in INR as on Institution ROAD 1Co Borrower 491 LAXIMame KAL 26-09-2025 Price (In Rs) 54/014/HDBK R1.Mr. Anand Harikisan Dayama AHADEV M TAMBOLE FINANCIAL (Borrower) 2.Mrs. Deepti Anand EARC-22,00,000/-FINANCIAL (Borrower) Z.Mrs. Deepti Alland MAITRUST VI95,79,392.30 (Rupees Twenty-3.Mrs. Asha Harikisan Dyama SC 410 Two Lakhs Only) LTD.

(Co-Borrower) 16 PROPERTY DESCRIPTION: All Piece And Parcell Of Flat No. 2 On First Floor In A Building Known As "Shree Krushna Apartment" Situated On Land Bearing S. No. 16/1/3, Admeasuring About 740 Sq. Ft. At Village Vadgaon Bk, Taluka Haveli, Dist. Pune, Within The City Limits Of Pune Municipal Corporation. City! State: Pincode: 411051. 2. PR00412616 & R. (Meena Prashant Bhople PR00405878/ ("Borrower") 2. Prashant EARC-TRUST € EARC-TRUST REISC 424 KA 36,75,044.95 Brivate Limited ROAD ("Co-Borrower")06 RENUKAR CHAVAN

PROPERTY DESCRIPTION: All That Piece And Parcel Of The Plot Having Flat No. B-3/5, Admeasuring 555 Sq.Fts. I.E. 51.57 Sq.Mtrs. Built-Up. On First Floor Of The Building Known As "Gaurishankar Park Building No.3 Sahakari Gruharachana Santha Marvadit". 'b' Wing. Situated At Sr. No.5, Hissa No.24, At Village Dhayari, Taluka Haveli, District Pune -411041 And **Bounded By: East-** Building **West-** B-2 Building **North-** Building **South-** Road 23 3 PUNE PUNK ROAD 10Vishal Gund 05 SANJAY B POTE STH0000069363/ ("Borrower") Edelweiss Housing 2. Veena Purshottam EARC-TRUST ₹ SC 401 66,46,128.68

PLFinanceLimitedDAD Gund4(Co-Borrower) | SHREESH PALEKAR PROPERTY DESCRIPTION: All That Part And Parcel Of The Property Bearing Flat No.405, Admeasuring 1363 Sq. Ft., 3rd Floor, A Wing, Sinhgad Darshan, Sr No.14, Hissa No.4b, Vadgaon Khurd, Pune 411041, Bounded As East – Building Space, West – Staircase, North -Building Space And **South** – Flat No.406. BANSODE PUNE TILAK ROAD Important Information regarding Auction Process: 1 All Demand Drafts (DD) shall be drawn in favor of "Edelweiss Asset Reconstruction Company Limited-EMD Account" and payable at Mumbai. 2 EMD Payments made through RTGS shall be to: Name of the Account No.: EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED -EMD ACCOUNT" Account No: 000405158602 Name of the Bank, ICIGI BANK IFSC Code: IFSC ICIC0000004

 3 Last Date of Submission of EMD
 4 Place for Submission of Bids
 1st Floor, Edelweiss House, off CST Road, Kalina, Mumbai-400098 5 Place of Auction (Web Site for Auction) E-Auction (https://auction.edelweissarc.in) 32 6 Contact details ROAD 10424251337 foll free no 418002666540 Website - https://auction.edelweissarc.in/ 7 Date & Time of Inspection of the Property As per prior appointment For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. https://auction.edelweissarc.in

Place: PUNE 34 Date 04-10.2025 ROAD | 104242512903 | VISHAL V NAVALE For Edelweiss Asset Reconstruction Company Limited The Bank reserves the right to delete any account from the auction or cancel the auction without any prior notice. Authorised Officer, Shivalik Small Finance Bank Ltd.

UGRO

UNDER THE PROVISIONS OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND EN-FORCEMENT OF SECURITY INTEREST ACT, 2002 ("THE ACT") AND THE SECURITY INTEREST (ENFORCEMENT)

conferred under Section 13(2) of the Act, read with the Rule 3, issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that the borrower(s) are avoiding the service of the demand notice(s), therefore the service of the demand notice is being effected by affixation and publication as per the Rules.

Name of the Borrower(s) 1) GLOBAL AIR COOL INDIA PRIVATE LIMITED THROUGH ITS CHAIRMAN & MANAGING DIRECTOR MR. MOHAN PUNJAB MARKAD AND DIRECTOR MRS SUVARNA MOHAN MARKAD (Borrower) 2) SUVARNA MOHAN MARKAD (Co-applicant and Mort-As on 22/09/2025 gagor) 3) MOHAN PUNJAB MARKAD (Co-applicant and Mortgagor) LAN - UGPUNSS0000064270

Description of Secured Asset(s):- Property No.1: All That Part And Parcel Of Immovable Property Bearing Flat No. 308 Sit-

1) PNK NAIR AND COMPANY 2) NAIR RATHNAM NANDKUMAR Demand Notice Date: 10.Sep.2025 3) NAVANEETH N NAIR 4) NANDAKUMAR SHANKARAN NAIR Notice Amount: Rs. 8,401,391.00/-LAN - UGPUNSS0000039644 As on 8/9/2025

Description of Secured Asset(s):- Details All That Consisting Of Twin Bungalow No. 50 Admeasuring 145.40 Sq. Mtr., Ir The Society Known As "Lake Paradise Co-Operative Housing Society Limited", Constructed On The Land Bearing S. No 427 Hissa No. 1 (Old S. No. 677), S. No. 425 Hissa No. 21 (Old S. No. 676a) & S. No. 430 Hissa No. 21 (Old S. No. 679), Sit uated At Village Talegaon Dabhade (Shahari), Taluka Vadgaon Maval, District Pune. (Hereinafter Referred To As "Said Twin

1) VAISHALI ENTERPRISES THROUGH PROP MRS. VAISHQLI 3. DATTA PAWAR (BORROWER AND MORTGAGOR) 2) MALAN KASHINATH PAWAR (CO-APPLICANT) 3) VAISHALI DATTA PAWAR (CO-APPLICANT) 4) DATTA KASHINATH PAWAR (CO-APPLICANT) Demand Notice Date: 22.Sep.2025 Notice Amount: Rs. 91,28,236/-

Description of Secured Asset(s):- Property No.1: All That Piece And Parcel Of Flat No. 202 Admeasuring 484 Sq. Ft. I.E. 14.98 Sq. Mtr.(Carpet), Along With Attached Terrace Admeasuring 93 Sq. Ft. I.E. 8.64 Sq. Mtr., With Balcony Admeasuring 104 Sq. Ft. I.E. 9.66 Sq. Mtr., On Second Floor, In The Building No "4" Wing "A", Building And Common Facilities, In The Project Known As "Ravikiran Phase I", In The Apartment Known As "Ravikrian Apartment Condominium" Constructed On The and Bearing Plot No. 1 Out Of S. No. 1542 (Old S. No. 7932), Situated At Wadhmukhwadi, Tal Haveli, Dist Pune Property No.2: All That Piece And Parcel Of Land Admeasuring 00h-01r Along With Construction Of Building Consisting 3 Floors Totally Admeasuring 187.57 Sq. Mtr. (As Per Regularization Certificate) Out Of Land Bearing S.No.53/1b/61, Situated

1) WORLD LAB PHARMACEUTICALS 2) VARSHA SUDNYAN Demand Notice Date: 10.Sep.2025 Notice Amount: Rs. 1,74,99,278.00/-CHIKHALE 3) SUDNYAN V CHIKHALE LAN - UGPUNSS0000059993 As on 9/9/2025

(+) One Store (+) One Kitchen & One Toilet] Totally Admeasuring Built-Up Area 1124 Sq.Fts. I.E. 104.46 Sq.Mtrs. On The Ground Floor In Building No.A", Which Is Constructed Upon "Land Totally Admeasuring 271.6 Sq.Mtrs. Comprising Of Land Bearing City Survey No.354 - 133.20 Sq.Mtrs. + City Survey No.355 -12.20 Sq.Mtrs. + City Survey No.356 - 11.60 Sq.Mtrs. + City Survey No.357 - 23.40 Sq.Mtrs. + City Survey No.358 - 22 Sq.Mtrs + City Survey No.359 - 13.90 Sq.Mtrs. + City Survey No.360 - 12.90 Sq.Mtrs. + City Survey No.361 - 13.40 Sq.Mtrs. + City Survey No.362 - 13.60 Sq.Mtrs. & City Survey No.363 · 15.40 Sq.Mtrs. (Old Survey No.3, Hissa No. 2a1); Situate, Lying & Being At Village Rahatani, Taluka Haveli, District Pune" Within The Local Limits Of Pimpri Chinchwad Muncipal Corporation And More Particularly Within The Jurisdiction Of Sub-Registrar Offices In Taluka Haveli (Pune). The Said Land Is Bounded As Follows- On Or Towards East By Remaining Property Of Subject Survey Number. On Or Towards South: By Rahatani Pimple Saudagar Road On Or Towards West: By Rahatani Main Road **On Or Towards North:** By Remaining Property Of Subject Survey Number. The borrower(s) are hereby advised to comply with the demand notice(s) and pay the demand amount mentioned therein

and hereinabove within 60 days from the date of this publication together with applicable interest, late payment penalty, pounce charges, cost and expenses etc. till the date of realization of the payment. The borrower(s) may note that UGRO Capital Limited is a Secured Creditor and the loan facility availed by the borrower(s) is a secured debt against the immovable property(ies) being the secured asset(s) mortgaged by the borrower(s) with UGRO Capital Limited.

shall be entitled to exercise all the rights under Section 13(4) of the Act to take possession of the Secured Asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder in order to realize the dues in the loan account of the borrower(s). UGRO Capital Limited is also empowered to ATTACH AND/OR SEAL the Secured Asset(s) before enforcing the right to sale or transfer. Subsequent to the sale of the Secured Asset(s), UGRO Capital Limited also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the Secured Asset(s) is insufficient to cover the dues payable by the borrower(s) to UGRO Capital Limited The attention of the borrower(s) is invited to Section 13(8) of the Act in respect of time available, to redeem the Secured Asset(s) and further to Section 13(13) of the Act, whereby the borrower(s) are restrained/prohibited from disposing or dealing with the Secured Asset(s) or transferring the same by way of sale, lease or otherwise (other than in ordinary course of busi-

I ness) any of the Secured Asset(s) without prior written consent from UGRO Capital Limited and non-compliance of the I above is an offence punishable under Section 29 of the Act. The copy of the demand notice(s) is available with signed and the borrower(s) may, if they so desire, collect the same from the undersigned.

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

**DEMAND NOTICE** 

The undersigned being the authorised officer of UGRO Capital Limited under the Act and in exercise of the powers

The contents of the demand notice(s) are extracted herein below: **Demand Notice Date and Amount** Demand Notice Date: 22.Sep.2025 Notice Amount: Rs. 2,24,11,426/-

uated On Third Floor Admeasuring 68.27 Sq. Mtrs. le. 735 Sq. Ft. (Including Areas, Facilities, Amenities Thereto) In The Society Known A "Mahalaxmi Co-Operative Housing Society Ltd.," Situated At Survey No. 685, Hissa No. 2a Having City Survey No 1756 Of At Village Bibwewadi, Tal-Haveli, Within The Jurisdiction Of The Sub Registrar Haveli Dist-Pune And Within The Limits Of Pune Municipal Corporation, District Pune And Which Bounded As Follows: On Or Towards East: By Flat No. 301; On Or Towards West: By Flat No. 306; On Or Towards South: By Sharda Arcade; On Or Towards North: By Flat No. 305; Property No.2: "All That Part And Parcel Of Land Bearing Survey No.23, Hissa No.2/6 Admeasuring Total Area 00 H 22 R Out Of Which Area Admeasuring 261.82 Sq. Mtrs. Along With Constriction Constructed Thereon Situated At Village Ambegaon Budruk, Taluka Haveli, District Pune And Which Bounded As Follow: On Or Towards East: By Property Owned By Mr. Mahadev Jagtap Out Of Said S.No.; On Or Towards West: By Land Owned By Mr. Eknath Kapse; On Or Towards South: By 20 Fts. Internal Road;

On Or Towards North: By Property Owned By Mr. Mahadev Jagtap Out Of S.No. 22"

LAN - HCFPUNSEC00001031098

As on 22/09/2025

At Pimple Gurav, Taluka Haveli, District Pune.

Description of Secured Asset(s):- All That Part And Parcel Of Commercial Unit' 1,(Consisting Of Hotel Space (+) One Shop

In the event, the borrower(s) are failed to discharge their liabilities in full within the stipulated time, UGRO Capital Limited

This remedy is in addition and independent of all other remedies available to **UGRO Capital Limited** under any other law.



**PUBLIC NOTICE** 

Notice is hereby given to members of the public that our client intends to purchase from BRAMHACORP LIMITED, A Limited Company incorporated and registered under the provisions of the Companies Act. 1956 and deemed existing under the provisions of the Companies Act, 2013, having its Corporate Identity Number U70101PN2012PLC142705 and naving its registered office at 12A, PLOT NO. 99, NEXT TO SHERATON GRAND, RBM ROAD SANGAMWADI, PUNE CITY, PUNE MAHARASHTRA, INDIA, 411001 through its duly authorized signatory and Director MR. KARAN VINOD KUMAR AGRAWAL, and Director MR. HIMANSHU VINODKUMAR AGRAWAL.

All that peace and parcel Residential Apartment No. 105, on 1st Floor, Admeasuring 42.7 Sq. Mtrs. Carpet along with attached balcony area 8.39 Sq. mtrs. and One Bike Parking a situated on the Basement Parking Level in the Project known as "BRAMHACORP SMART" Which is constructed on the land bearing S. No. 4 Hissa No. 3/1 and S. No. 4 Hissa No. 3/1 situated at village Mouje Wadgaon-Sheri, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation, within the jurisdiction of Sub-Registrar Haveli.

All or any person/s, (corporate or otherwise) including any banks, financial institutions legal entities, or any other party or person having any valid and legal right, title, claim, deman or interest, by virtue of any sale, gift, lease, tenancy, license, exchange, partition, mortgage, charge, lien, inheritance, succession, trust, maintenance, possession, easement, agreemen lis-pendens, stay order, attachment, decree, specific performance or otherwise or any other right of whatsoever nature to the Scheduled Property are hereby notified to make the same known in writing to the undersigned along with supporting documents within a period o 7 days from the date of publication hereof, failing which our client shall be entitled to presun that no such right/claim or objection exists and/or the same has been waived and discharged and our client shall then be entitled to purchase the SCHEDULED PROPERTY. Dated :- 03/10/2025

MAHESH P. PHULZALKE, ADVOCATE Address: CTS No. 1836, Bharti Apartment, Opp Sakal Office Near Sakhar Sankul Chowk, Na. Taa. Wadi, Shiyajinagar Pune - 411005 **Email:** mphulzalke@gmail.com **Mob. No.** 9527323909 / 8668467742

ADITYA BIRLA HOUSING FINANCE LIMITED Registered Office- Indian Rayon Compound, Veraval, Gujarat-362266 Branch Office- 1St Floor Lohia Jain Arcade . S No. 106

Pune-411016, Near Charturshrung Temple Senapati Bapat Road

**APPENDIX IV** 

[See Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002]

Possession Notice (for Immovable Property) Whereas, The undersigned being the authorized officer of Aditya Birla Housing Finance Limited under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued a demand notice dated 11-07-2025 calling upon the borrowers SATISH DINKAR PATIL AND SHAMAL SATISH PATIL mentioned in the notice being of INR 10,68,458/- (Rupees Ten Lakh Sixty Eight Thousand Four Hundred Fifty Eight Only) within 60 days from the date of receipt

of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers and to the public in general that the undersigned has taken Possession of the property described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said Act. read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 01 day of October of the year, 2025.

The borrowers 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 Aditya Birla Housing Finance Limited for an amount of INR 10,68,458/-(Rupees Ten Lakh Sixty Eight Thousand Four Hundred Fifty Eight Only) interest thereon. Borrowers 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. **DESCRIPTION OF THE IMMOVABLE PROPERTY** 

All That Piece And Parcel Of Residential Flat No. A3-305, 3rd Floor, Wing A-3, Having Admeasuring Carept Area Of 22.40 Sq. Mtrs. And Balconies Carpet Area Of 2.63 Sq. Mtrs. In Building Known As Sara Swapnoday, Chakan, Talegaon Road, Constructed At Gat No. 184+187+188 P, Sara City, Kharabwadi, Tal Khed, Chakan, Distt. Pune, Maharashtra-410501, And Bounded As: East: Flat No. 304 West: Staircase North: Marginal Open Space South: Passage. Date: 01/10/2025

Place: PUNE

**Authorised Officer Aditya Birla Housing Finance Limited** 



IAU SMALL FINANCE BANK LIMITED (CIN:L36911RJ1996PLC011381)

APPENDIX IV [SEE RULE 8(I)] POSSESSION NOTICE (For Immovable Property) Whereas. The undersigned being the Authorized Officer of the AU Small Finance Bank Limited (A Scheduled Commercial Bank) under the "Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest [Act, 2002 (54 of 2002)] and in exercise of Powers conferred under Section 13 (12) read with [rule 3] of the Security Interest (Enforcement) Rules, 2002, issued demand notice dated 18-Dec-24 calling upon the Borrower Girlsh Vinayak Borhade (Borrower), Girlsh Vinayak Borhade (Co-Borrower), Smt. Sonali Girlsh Borhade (Co-Borrower), (Loan Account No. L9001060737160672) to repay the amount mentioned in the notices being is Dow 36.32 6074-020, Thisto-Save bentleten Two Thompson Str. Hundred Saven Only's analising C.



Asset Recovery Branch: Suyog Plaza, 1" Floor, 1278. Jangali Maharaj Road, Deccan Gymkhana, Pune - 411 004.

Date: 18/09/2025

Place: Pune

Email: ubin0578789@unionbankofindia.bank

DEMAND NOTICE UNDER SEC.13 (2) Ref: ARB/PUNE/614/2025

 Mr. Akhilesh Singh (Borrower), Flat No 701, 7th Floor, Wing No L. Akruti Countrywoods, Hubtown Countrywoods Co-op Hsg Society, S No 45 (p), Mauje-kondhwa Bk., Tal. Haveli, Pune 411048.

Mr. Akhilesh Singh (Borrower), Flat No 206, 2nd Floor, Hb Town Countrywoods, Kondhwa, Tal-haveli, Pune 411037. Mr. Akhilesh Singh (Borrower), Plot No. 34 A, Ganpati Vatika, Gulab Nagar, Narayach, Rambagh, Agra.

Uttar Pradesh - 282006 Mr. Akhilesh Singh (Borrower), Jmd Trading Company, Shop No. 721, Market Yard, Gultekali, Pune

 Mrs. Sonam Devi (Co-borrower), Flat No 701, 7th Floor, Wing No L. Akruti Countrywoods, Hubtown Countrywoods Co-op Hsg Society, S No 45 (p), Mauje-kondhwa Bk, Tal-haveli, Pune 411048.

Mrs. Sonam Devi (Co-borrower), Flat No 206, 2nd Floor, HB Town Countrywoods, Kondhwa, Tal-haveli,

 Mrs. Sonam Devi (Co-borrower), 99. Bas Sona, Khandoli, Chaugan, Agra, Chhalesar, Uttar Pradesh 282006 Sir/Madam

Notice under Sec.13 (2) read with Sec.13 (3) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. You the addressee No. 1 and 2 herein have availed the following credit facilities from our Gidney Park Branch

and failed to pay the dues / instalment / interest / operate the accounts satisfactorily and hence, in terms of the RBI guidelines as to the Income Recognition and Prudential Accounting Norms, your account/s has/have been classified as Non-Performing Asset as on 29/06/2023. As on 31/05/2025 a sum of Rs. 34,48,972.52 (Rupees Thirty Four Lakhs Fourty Eight Thousand Nine Hundred Seventy Two Paise Fifty Two Only) is outstanding in your account/s. The particulars of amount due to the Bank from No. 1 and 2 of you in respect of the aforesaid account/s are as

under: Outstanding the smallest Bound between

	Type of Facility	amount as on date of NPA i.e. as on 29/12/2023	interest w.e.f. 29/06/2023 to 31/08/2025	(Simple) w.e.f. 29/06/2023 to 31/08/2025	Cost/Charges incurred by Bank.	Total dues (in Rs.)		
	311430100001273	28,35,783.52	5,49,045.00	344.00	63,800.00	34,48,972.52		
	Total Dues: Rupees Thirty Four Lakhs Fourty Eight Thousand Nine Hundred Seventy Two Paise Fifty Two Only.							

To secure the repayment of the monies due or the monies that may become due to the Bank, , Mr. Akhilesh Singh and Mrs. Sonam Devi have executed documents on 04/10/2018 created security interest by way of Mortgage of immovable property described herein below.

Mortgage of immovable property described herein below:

All that piece & parcel of Flat bearing No. 701 admeasuring carpet area 444 sq.ft. i.e. 41.27 sq. mtrs. Along with exclusive right to use adjacent additional useable area 41 sq.ft, i.e. 3.81 sq.mtrs., situated on the 7th Floor of the L Wing along with Parking admeasuring 107 sq.ft, in the project known as Hubtown Countrywoods (Formerly known as Ackruti Countrywoods) and in the Society known as Hubtown Countrywoods L Wing Co-Operative Housing Society Ltd, S No 45 (P), Mauje Kondhwa BK, Tal – Haveli, Pune- 411048 and within the limits of the Pune Municipal Corporation, Bounded as under:- On or towards East : Flat No. 702, On or towards West: Wing "M", On or towards North: Open Space, On or towards South: Passage, Staircase and Flat no 704.

Therefore, you are hereby called upon in terms of section 13(2) of the Securitisation and Reconstruction of Financial Assets and enforcement of Security Interest Act, 2002, to pay a sum Rs. 34,48,972.52 (Rupees Thirty Four Lakhs Fourty Eight Thousand Nine Hundred Seventy Two Paise Fifty Two Only) as on 31.08.2025 together with further interest and charges at the contractual rate as per the terms and conditions of loan documents executed by you and discharge your liabilities in full within 60 days from the date of receipt of this notice, failing which, we shall be constrained to enforce the aforesaid securities by exercising any or all of the rights given under the said Act.

As per section 13 (13) of the Act, on receipt of this notice you are restrained /prevented from disposing of or dealing with the above securities without the consent of the bank.

Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI in respect of time available, to redeem the secured assets.

> Amit thorat Chief Manager & Authorized Officer For Union Bank of India

Note: Whereas previous notices issued under the SARFAESI Act 2002, is hereby withdrawn. This notice prevails over all action taken by Bank under SARFAESI Act 2002.



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(This notice is also being published in vernacular. The English version shall be final

if any question of interpretation arises.)