



UGRO Capital Limited

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

DEMAND NOTICE

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

The undersigned being the authorised officer of **UGRO Capital Limited** under the Act and in exercise of the powers 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. The contents of the demand notice(s) are extracted herein below:

Sl.No.	Name of the Borrower(s)	Demand Notice Date and Amount
1.	1) GLOBAL AIR COOL INDIA PRIVATE LIMITED THROUGH ITS CHAIRMAN & MANAGING DIRECTOR MR. MOHAN PUNJAB MARKAD AND DIRECTOR MRS SUVARNA MOHAN MARKAD (Borrower) 3) SUVARNA MOHAN MARKAD (Co-applicant and Mortgagee) 3) MOHAN PUNJAB MARKAD (Co-applicant and Mortgagee) LAN – UGPUNSS000006270	Demand Notice Date: 22.Sep.2025 Notice Amount: Rs. 2,24,11,426/- As on 22/09/2025
Description of Secured Asset(s): Property No.1: All That Part And Parcel Of Immovable Property Bearing Plt No. 308 Site Under On Third Floor Admeasuring 68.627 Sq. Mtrs. Ie. 735 Sq. Ft. (Including Areas, Facilities, Amenities Therein) In The Society Known As "Mahalaksh Co-Operative Housing Society Ltd.", Situated At Sub No. 685, Hissa No. 2a Having City Survey No. 1756 Of A Village Bibewadi, 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 Sharada 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/B Admeasuring Total Area 01 H 22 R 04 Out Of Which Area Admeasuring 261.62 Sq. Mtrs. Along With Construction Constructed Thereon Situated At Village Amben 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 Kapte; On Or Towards South: By 20 Fls. Internal Road; On Or Towards North: By Property Owned By Mr. Mahadev Jagtap Out Of S.No. 22"		
2.	1) PNK NAIR AND COMPANY 2) NAIR RATHNAM NANDKUMAR 3) NAVANEETH N NAIR 4) NANDAKUMAR SHANKARAN NAIR LAN – UGPUNSS0000003364	Demand Notice Date: 10.Sep.2025 Notice Amount: Rs. 8,401,391.00/- As on 8/9/2025
Description of Secured Asset(s): - Details All That Consisting Of Twin Bungalow No. 50 Admeasuring 145.40 Sq. Mtr., In 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), Situated At Village Talagunda Dabhadre (Shahar), Talukda Vadgodn Majar, District Pune. (Hereinafter Referred To As "Said Twin Bungalow")		
3.	1) VAISHALI ENTERPRISES THROUGH PROPS. VAISHOLI DATTI PAWAR (Borrower and Mortgagee) 3) MANJAN KASHINTH PAWAR (CO-APPLICANT) 3) VAISHALI DATTI PAWAR (CO-APPLICANT) 4) DATTI KASHINTH PAWAR (CO-APPLICANT) LAN – HCFPUNSEC00001031098	Demand Notice Date: 22.Sep.2025 Notice Amount: Rs. 91,28,236/- As on 22/09/2025
Description of Secured Asset(s): Property No.1: All That Piece And Parcel Of Flat No. 202 Admeasuring 484 Sq. Ft. I.E. 44.98 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 "Ravikiran Apartment Condominium" Constructed On The Land Bearing Plot No. 1 Out Of S.No. 1542 (Old S.No. 7932), Situated At Wadhukhadi, Tal Haveli, Dist Pune Property No.2: All That Piece And Parcel Of Land Admeasuring 00h-01r Along With Construction Of Building Consisting 3 Fls. Totally Admeasuring 187.57 Sq. Ft. (As Per Regularization Certificate) Out Of Land Bearing S.No.53/1b/1, Situated At Pimple Gurav, Taluka Haveli, District Pune.		
4.	1) WORLD ARI RAHMATUHCHEMICALS 2) VARSHA SUDHIVAN	Demand Notice Date: 01.Oct.2025


ADITYA BIRLA HOUSING FINANCE LIMITED
 Registered Office- Indian Rayon Compound, Veraval, Gujarat-362266 Branch Office- 1st Floor Lohia Jain Arcade , S No. 106 , Near Charturshrung Temple Senapati Bapat Road ,Pune-411016

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AU SMALL FINANCE BANK LIMITED
(A Scheduled Commercial Bank)
(CIN:L36911RJ1996PLC011381)
Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001

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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 **Girish Vinayak Borhade** (Borrower), **Girish Vinayak Borhade (Co-Borrower)**, **Smt. Sonali Girish Borhade (Co-Borrower)**, (**Loan Account No. L9001060737160672**) to repay the amount mentioned in the notices being is Rs. 36, 26, 897/-, Rupees Thirty-six Lacs 26 Thousands 897/-, The said amount is due and payable by the Borrower to the Asset Recovery Branch of the undersigned.

[Redacted Signature]

Asset Recovery Branch : Suyog Plaza, 1st Floor, 127B Jangali Maharaj Road, Deccan Gymkhana, Pune - 411 004.

Email : ubin0578789@unionbankofindia.bank

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DEMAND NOTICE UNDER SEC.13 (2)

Date: 18/09/2023
Place: Pune

Flat No 701, 7th Floor, Wing No L, Akruiti Countrywoods, Hubtown Society, S No 45 (p), Mauje-kondhwa Bk., Tal. Haveli, Pune 411048.

Flat No 206, 2nd Floor, Hb Town Countrywoods, Kondhwa, Tal-haveli, Pune-411048.

Plot No. 34 A, Ganpati Vatika, Gulab Nagar, Narayach, Rambagh, Agra.

Jmd Trading Company, Shop No. 721, Market Yard, Gultekali, Pune.

Flat No 701, 7th Floor, Wing No L, Akruiti Countrywoods, Hubtown Society, S No 45 (p), Mauje-kondhwa Bk., Tal-haveli, Pune 411048.

Flat No 206, 2nd Floor, HB Town Countrywoods, Kondhwa, Tal-haveli, Pune-411048.

99, Bas Sona, Khandoli, Chaugan, Agra, Chhalesar, Uttar Pradesh.

with Sec.13 (3) of Securitisation and Reconstruction of Financial Assets and Insolvency Act, 2002.

wherein have availed the following credit facilities from our **Gidney Park Branch** of Union Bank of India: **Interest / interest / operate the accounts satisfactorily and hence, in terms of the Recognition and Prudential Accounting Norms, your account/s has/have been performing Asset as on 29/06/2023. As on 31/05/2025 a sum of Rupees Forty Four Lakhs Fourty Eight Thousand Nine Hundred Seventy Two Paise Only** in your account/s.

to the Bank from No. 1 and 2 of you in respect of the aforesaid account/s are as follows:

Outstanding as on 31/05/2025 as per TPA i.e. 31/05/2023	Un applied interest w.e.f. 29/06/2023 to 31/08/2025	Penal Interest (Simple) w.e.f. 29/06/2023 to 31/08/2025	Cost/Charges incurred by Bank.	Total dues (in Rs.)
783.52	5,49,045.00	344.00	63,800.00	34,48,972.52

Four Lakhs Fourty Eight Thousand Nine Hundred Seventy Two Paise Fifty Two Only

monies due or the monies that may become due to the Bank, , **Mr. Akhilesh** have executed documents on **04/10/2018** created security interest by way of **Charge** as described herein below.

Property described herein below:

Flat No. 701 admeasuring carpet area 444 sq.ft. i.e. 41.27 sq. mtrs. Also an adjacent additional useable area 41 sq.ft. i.e. 3.81 sq.mtrs., situated on the 7th Floor of the Hubtown Countrywoods, Tal-haveli, Pune-411048 and the 2nd Floor of the Hubtown Countrywoods and in the Society known as Hubtown Countrywoods L Wing, Tal-haveli, Pune-411048 and with Plot No. 34 A, Ganpati Vatika, Gulab Nagar, Narayach, Rambagh, Agra. Corporation, **Bounded as under:- On or towards East : Flat No. 702, On or towards North : Open Space, On or towards South : Passage**

created upon in terms of section 13(2) of the Securitisation and Reconstruction of Financial Assets and Insolvency Act, 2002, to pay a sum of **Rs. 34,48,972.52 (Rupees Fourty Thousand Nine Hundred Seventy Two Paise Fifty Two Only)** as principal and **other interest and charges at the contractual rate** as per the terms and conditions of the said account/s and to discharge your liabilities in full within 60 days from the date of receipt of this notice, which, we shall be constrained to enforce the aforesaid securities by exercising the said Act.

on receipt of this notice you are restrained /prevented from disposing of the said assets without the consent of the bank.

provisions of sub-section (8) of Section 13 of the SARFAESI in respect of the said assets.

**Amithorath
Chief Manager & Authorized Officer
For Union Bank of India**

copies issued under the SARFAESI Act 2002, is hereby withdrawn. This notice is issued by Union Bank under SARFAESI Act 2002.

being published in vernacular. The English version shall be final if any question of interpretation arises.)