



Loan A/c No. & Branch	Name of Borrower/Co-Borrower/Guarantor(s) and their Address	Date of Demand Notice	Amount Due as on date of Demand Notice	Date of Possession	Description of the Property/ies mortgaged
HOU/NAV/1216/338961 B.O.-Navi Mumbai	Mr. Vinod R. Bhude (Borrower) Mrs. Vinod Bhude (Co-Borrower)	06-Mar-2025	Rs.44,85,784.35/- (Rupees Forty-Four Lakhs Eighty-Five Thousand Eighty-Four Paise Only)	20-Apr-2024 (Physical)	All that piece and parcel of Flat No. 704, Bldg. 2, Wing AB, admeasuring 518 sq. ft. (carpet area) on the 7th floor of the building named as "Vandana Paradise" all that being constructed on all that portion of land admeasuring 44,524.61 sq. mt. lying in residential zone, out of consolidated Block (Cat) No. 124 (old Cat No. 123) totally admeasuring 57,800 sq. mt. situated at village Pirangut, Taluka Mulshi, District Panchajanya and Pune Zilla Parishad and recently included in jurisdiction of Pune Metropolitan Region Development Authority (P.M.R.A.) and bounded as follows: East: road, South: road, West: portion of Gat No. 124 lying in industrial zone and thereafter Gat No. 175. North: road

PLACE: NAVI MUMBAI, DATE: 23.04.2025

SDF: AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

Five hundred seventy-nine (579) along with accrued interest.
The Borrower's attention is invited to the provisions of sub-section (8) of section 13 of the Act, in respect of the time available, to redeem the secured assets.

Description of Immovable Property :

EMT of Flat 1-102 First floor admeasuring about 39.32 Sq. mtrs. Carpet i.e. 42.11 sq. mtrs. Built up in I Wing/Building known as Destination Ostia with free parking constructed on land and ground bearing Gat No. 216/1B/1, Area 2 H. 19 Ares and Gat No. 216/1B/2 area 1H. 13 Ares, Plot B, and the said Building I situated at Village Dudgaon, Taluka Haveli, Dist. Pune within the limits of Pimpri Chinchwad Municipal Corporation. Bounded as below: North - By 18-Meter-wide DP road, South - By Stella Project of DMK Builders from Gat No. 216, East - By Stella Project of DMK Builders from Gat No. 216, West - By H wing of Phase II of Destination Ostia Property.

Name of Title Holder: Mr. Sagar Malojirao Tate

Date : 23/04/2026

Authorized Officer,

Place : Pimpri Chinchwad

Canara Bank

ANAND RATHI

Express Zone, A Wing, 10th Floor, Western Express Highway, Opposite Opposite Oberoi Mall, Goregaon (E), Mumbai - 400 063 India

Whereas the borrower/s co-borrowers hereunder have availed the financial assistance from Anand Rathi Global Finance Ltd. We state that despite having availed the financial assistance, the borrower/s co-borrowers have committed various defaults in repayment of interest and principal amounts as per due dates. The account has been classified as Non-Performing Asset on the respective dates mentioned hereunder in accordance with the directives/guidelines issued by Reserve Bank of India. The Authorized Officer of Anand Rathi Global Finance Ltd. under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of power conferred under Section 13(2) of the said Act, has issued Demand Notice to the borrower/s co-borrowers on the respective dates mentioned herein below under Section 13(2) of the said Act, 2002 calling upon the following borrower/s mortgagor/s to repay the amount mentioned in the notice together with further interest at the contractual rate on the amount mentioned in the notices and incidental expenses, cost, charges etc. until the date of payment within 60 days from the date of the notices.

NAME OF THE BORROWER/CO-BORROWER/ADDRESSES	DATE OF DEMAND NOTICE	OUTSTANDING AMOUNT
(1) M/s. Tech Neo Publications LLP (Borrower), 4th Floor, Sr. No. 12/2/118/2/3 part, Bldg. D, F/80, Padamnagar, Dhankawadi, Pune - 411043. (2) Mr. Sachin Suresh Shah (Co-Borrower) D-80, Padmavati Nagar, CHS, Symbay Nagar, Laxmi Hanu Chowk, Dhankawadi, Pune - 411043. (3) Mr. Rahul Suresh Shah (Co-Borrower), 79, Narayan Shilp Sangam CHS, Pune Satura Road, Bhivewadi, Near Vivekanand Statue, Pune - 411037. (4) Mr. Ranjit Mohan Bhatnagar (Co-Borrower) Plot No. 12, Sharda Chhatrasena Colony, Sr. No. 17, Kaveri Nagar, Pune - 411052. (5) Mrs. Nayana Sachin Shah (Co-Borrower), D-80, Padmavati Nagar CHS, Symbay Nagar, Laxmi Hanu Chowk, Dhankawadi, Pune - 411043.	05/04/2026	Rs. 5,962,318/-
	05/04/2026	Rs. 5,962,318/-
	15/04/2026	Rs. 5,962,318/-
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Property Address: Sharda Bungalows, Plot No. 12, S. No. 17, CTS No. 1227, Dhanshi Co-Operative Housing Society Ltd., Grand Wadi, Pune - 411052. Bounded as: North: By Open Space, South: Plot No 13, East: Plot no 15, West: Plot no 13 & Road

In the circumstances as aforesaid, the notice is hereby given to the above borrower/s to pay the outstanding dues as mentioned above along with future interest and applicable charges within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of this notice against the secured assets including taking possession of the secured assets of the borrower/s and the mortgagor/s under Section 13(4) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the applicable rules thereunder. In case you are desirous of making any representation in response to this notice, please mark the same to our Authorized Officer Mr. Maheshwar Singh, Anand Rathi Global Finance Ltd. at 8th Floor, "A" Wing, Express Zone Building, Western Express Highway Road, Goregaon (East), Mumbai - 400063, only to enable us to respond in time. Please note that we shall not be responsible for not responding to any of your representations made in response to this notice if the same is addressed to any other person or place. Please note that under Section 13(13) of the said Act, no Borrower shall, transfer by way of sale, lease or otherwise any of his secured assets referred to in the notice, without prior written consent of the secured creditor.

Date : 15/04/2026 | Place : Pune

Sd/- Anand Rathi Global Finance Limited, Authorized Officer

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FRIDAY, APRIL 24, 2026

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MASSIVE TURNOUT IN WEST BENGAL, TAMIL NADU AS HIGH-STAKES BATTLE INTENSIFIES