



**1st Floor,Sangam
Tower Church Road, Jaipur- 302001**

PUBLIC NOTICE OF AUCTION OF GOLD

It is hereby informed that the below mentioned borrowers & other availed Gold loan facility from IndusInd Bank Limited. Due to failure in repayment of the Loan and branch of the terms & condition of the agreement. The Gold pledged against these loan is now scheduled for an open public auction. The respective auction proceeds of gold amount will be credited to their/the borrowers respective loan account(s) and linked loan accounts.

The Gold pledged will be auctioned on an "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" basis. Interested bidders intending to participate in the auction are required to adhere to the terms & condition outlined on IndusInd Bank's web site www.indusind.com and those of approved auction service provider.

The auction of customer(MAYUR OMPRAKASH INGLE) will be held at "IndusInd Bank Ltd., Sini Swami Plaza, 57 East High Court Road, Ramdas Peth, Nagpur-440010

The auction of customer(ROSHNI PRADIP CHOUDHARI) will be held at "IndusInd Bank Ltd. Ground Floor, Plot No.196,Linkhna Road, Medical Square, Nagpur-440009, Maharashtra

The auction of customer(UTTAMSINGH ARJUNSINGH THAKUR) will be held at IndusInd Bank Ltd. Ground Floor,Plot No.196,Linkhna Road, Medical Square, Nagpur-440009, Maharashtra

The auction of customer(VAISHALI ROSHAN BOKDE) will be held at IndusInd Bank Ltd. Ground Floor,Plot No.196,Linkhna Road, Medical Square, Nagpur-440009, Maharashtra

Bid documents, Declaration, General Terms and Conditions, these are available for reference on IndusInd Bank's website i.e. <http://www.indusind.com> and can also be collected from the below mentioned Branch.

The Authorized officer reserves the right at their sole discretion to amend or vary any of the terms and conditions of sale

GL Account No	Customer Name	Branch	Branch Contact No.	Gold Weight in Grams
704001046110	MAYUR OMPRAKASH INGLE	NAGPUR	98309880676	11.8
704001339779	ROSHNI PRADIP CHOUDHARI	MEDICAL SQUARE- NAGPUR	9923816076	15.5
704001394624	UTTAMSINGH ARJUNSINGH THAKUR	Medical Square	9923816076	75.8
704001494041	VAISHALI ROSHAN BOKDE	MEDICAL SQUARE- NAGPUR	9923816076	32.34

Last Date of Submission of Bid 28- October-26 by 11.00 PM from the date of this notice.
Date of auction is 28- October -26 from 11.00 AM to 12.00 PM.
The Borrowers retain the option to repay the full loan outstanding before the commencement of the auction. In doing so they may reclaim the pledged gold as per the terms and conditions of IndusInd Bank Ltd.

Place: Nagpur Date: 25.09.2026 IndusInd Bank Ltd



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The auction of customer(GAWADE VAIBHAV BHANUSAHEB) will be held at "IndusInd Bank Ltd., Sini Swami Plaza, 57 East High Court Road, Ramdas Peth, Nagpur-440010

The auction of customer(SAI TENDER COCONUTS) will be held at "IndusInd Bank Ltd., K-3 to K-6, Empire Estate, Mumbai-Pune Road, Chinchwad, Pune-411009,Maharashtra

The auction of customer(SALMAN AYUB KHAN) will be held at "IndusInd Bank Ltd., GE-132, Fortella Apartment, opp Mariplex gold adlabs,Kalyani nagar,Pune-411014

Bid documents, Declaration, General Terms and Conditions, these are available for reference on IndusInd Bank's website i.e. <http://www.indusind.com> and can also be collected from the below mentioned Branch.

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GL Account No	Customer Name	Branch	Branch Contact No.	Gold Weight in Grams
704001502852	GAWADE VAIBHAV BHANUSAHEB	KALYANI NAG	8779101338	31.4
704001160298	SAI TENDER COCONUTS	PIMPRI CHINCHWAD	9819473606	8.53
704001304692	SALMAN AYUB KHAN	KALYANI NAG	8779101338	10.61

Last Date of Submission of Bid 28- October-26 by 11.00 PM from the date of this notice.
Date of auction is 28- October -26 from 11.00 AM to 12.00 PM.
The Borrowers retain the option to repay the full loan outstanding before the commencement of the auction. In doing so they may reclaim the pledged gold as per the terms and conditions of IndusInd Bank Ltd.

Place: PUNE Date: 25.09.2026 IndusInd Bank Ltd

PUBLIC NOTICE

Notice is hereby given that my client is intending to purchase the property more particularly described in the Schedule hereunder written from its owners, namely 1. Smt. Pallavi Bajrang Bharam (widow of late Bajrang Dhondiba Bharam and joint owner of the said property); 2. Shri Vishwajit Bajrang Bharam (son of late Bajrang Dhondiba Bharam); (hereinafter jointly referred to as "the Owners", being the joint owner and legal heir respectively of late Bajrang Dhondiba Bharam), who have agreed to sell the said property to my client. The Owners have represented and assumed my client that the said property is free from all encumbrances, charges, liens, litigation and claims whatsoever, and that they have a clear and marketable title thereto.

Now, therefore, notice is hereby given to the general public that if any person(s) or entity has/have any right, title, claim, interest or objection of whatsoever nature in respect of the said property, whether by way of sale, agreement to sell, gift, mortgage, charge, lien, lease, tenancy, easement, exchange, possession, inheritance/succession, family settlement, Will, trust, transfer, or otherwise howsoever, is/are hereby required to intimate the same in writing to the undersigned, along with all supporting original documents / evidence in substantiation thereof, within **seven (7) days** from the date of publication of this notice at the address mentioned below.

If no such claim, objection or information is received within the said period of 7 days, it shall be presumed that there exists no such claim, right, title or interest of any person(s) over the said property, and the same shall be deemed to have been waived and given up. My client shall thereafter be free to complete the proposed sale transaction in respect of the said property, treating the same as free from all encumbrances, without any further reference or notice to such claimant(s), who shall be estopped from raising any objection thereafter, and the said claim(s), if any, shall stand extinguished.

SCHEDULE OF THE PROPERTY : All that piece and parcel of Flat No. 7, situated on the First Floor, admeasuring about 45.52 Square Meters i.e. 490 Square Feet, in the building of "Bhupali Co-operative Housing Society Limited," constructed on the land bearing Survey No. 16, Hissa No. 4/5, Plot No. 38, admeasuring about 0.03 R, lying, being and situated at Village Ambegaon Budruk, Taluka Haveli, District Pune, and within the limits of the Pune Municipal Corporation.

Advocate Madhavi Deepak Dixit
Place: Pune Address: P2, Jyoti Vihar, Vidyadhar Society, Dhankawadi, Pune - 411043. Contact No.: 9595732075
Date : 25/09/2026

PUBLIC NOTICE

Notice is hereby given that the land described hereunder is owned by Mr. Abhijit Suryakant Tapkir, Mr. Dhananjay Vinayak Tapkir, Mr. Pramod Eknath Tapkir, Mr. Prashant Eknath Tapkir, Mr. Sarang Dnyaneshwar Tapkir, Mr. Sarang Dnyaneshwar Tapkir and Mr. Swapnil Jagdish Tapkir ("Owners"). The said Owners have agreed to assign the development rights in respect of the said land to my client's. The said Owners have given an assurance and undertaking to my client's that their title to the said land is clear, marketable and is free from all encumbrances, of whatsoever nature. However any person/s having any claim, right, title or interest in or to the land described hereunder, by way of sale, gift, lease, tenancy, license, exchange, partition, mortgage, charge, lien, inheritance, trust, maintenance, possession, easement, agreement or otherwise, howsoever, are hereby required to make the same known in writing, along with the supporting documents, to me at the address given below within a period of 15 days from the date of publication here of. Failing which, it shall be presumed that there are no such claims, rights, titles, or interests, and the same, if any, shall be deemed to have been knowingly waived, and our clients shall proceed to complete the transaction. Thereafter, no objections or claims of any nature shall be entertained.

SCHEDULE DESCRIPTION OF THE SAID LAND

All that piece and parcel of land admeasuring about 01 H 53.50 R, out of Survey No. 364A totally admeasuring about 06 H 20 R, at Village Charholi Budruk, Taluka Haveli, within the limits of Pimpri Chinchwad Municipal Corporation, District Pune. A. Land admeasuring about 00 H 03.50 R is bounded is follows: On or towards East: By 18 mtr. road On or towards South: By remaining property out of Survey No.364 On or towards West: By Odha On or towards North: By Survey No. 363 (P) B. Land admeasuring about 01 H 50 R is bounded is follows: On or towards East: By Survey No. 365 (P) On or towards South: By remaining property out of Survey No.364 On or towards West: By 18 mtr. road On or towards North: By Survey No. 363 (P)

Legal Realty LLP
Through its Partners,
Adv. Janak Lunkad
Adv. Arpit Lunkad
Devnanda, Plot No. 76, Sector No. 27A,
Akardi, Pradhikan, Pune-411044,
Email: legalrealtyllp@gmail.com
Tel.: 09371991992

Date: 25/09/2026



Motilal Oswal Home Finance Limited

Regd. Office: Motilal Oswal Tower, Rahmtullah Sayani Road, Opp. Parel ST Depot, Prabhadevi, Mumbai - 400 025, CS: 829189898 Website: www.motilaloswal.com, Email: inquiry@motilaloswal.com

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

(UNDER RULE 8 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

Whereas the undersigned being the authorized officer of Motilal Oswal Home Finance Limited, (Formerly known as Aspire Home Finance Corporation Ltd), under Securitisation 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 mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice. The following borrowers having failed to repay the amount, notice is hereby given to the following borrowers and the public in general that undersigned has taken possession of the properties listed herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned hereunder.

Sr No	Loan Agreement No. / Name Of The Borrower / Co Borrower/Guarantor	Date of Demand Notice & Outstanding	Date Of Possession Taken	Description Of The Immovable Property : All That Part And Parcel Of Property Consisting Of Property Address
1	LXMOHADAPS5524-250738339 / LXMOHADAPS5524-250738180 / Borrower: Tushar Balu Kashid / Co-Borrower : Snehal Tushar Kashid	08-07-2026 For Rs.2036505/-	23-Sep-26	Flat No. 301 Of An Area Of 551.65 Sq. Ft. i.e., 51.28 Sq. Mtrs. On 3 Rd Floor, In The Scheme Known As "Modak Kamathe Heights" Situated At Sr. No. 131, Hissa No. 4 (Old Sr. No. 108/A) Situated At Fursungi, Taluka: Haveli, Dist: Pune
2	LXCHA0015-170039116 / Borrower: Ravindra Sadashiv Kanadje / Co-Borrower : Pooja Kishan Sonawane	10-07-2026 For Rs.14,74,805/-	22-Sep-26	Flat No.202 2nd Floor Area Adm 650 Sq Feet I.e 60.40 Sq Mtrs, At Shivam Heights, Sr.no.6/11a/8 Khurd Pune, Ambegaon, Maharashtra East- Open Space West- Flat No.203 North : Flat No.201 South- Open Space
3	LXHAD00315-160021892 / Borrower: Abdulla Yawar Khan / Co-Borrower : Noor Yawar Khan	03-07-2026 For Rs.785636/-	22-Sep-26	Plot No 8 Area Adm 3000sq Feet Out Of Land Area Adm 00h 34r+ 00h 14 R+00h 10 Lr Total Area Adm 00h 58r.Out Of The Area Adm 03h 06r+Pot Kharaba Area Adm 00h 17 R Total Area Adm 03 H 23 R Of Gat No 1025 At Village Ashtapur,Taluka Haveli,Dist Pune East- Well In The Same Plot West- Sunil Bhandari House North : Prakash Memane House And Compound South - 20 Feet Road And Vijay Shinde House

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 Motilal Oswal Home Finance Limited for an amount mentioned herein above and interest thereon. 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.

Date : 25.09.2026 / Place : Maharashtra Sd/-,Authorized Officer (Motilal Oswal Home Finance Limited)

ADITYA BIRLA HOUSING FINANCE LIMITED

Regd Office: Indian Rayon Compound, Veraval, Gujarat - 362 266 I (T) +91 2243567100 I (Toll free) 1800 270 7000 I CIN: U65922GJ2009PLC083779 I homefinance.adityabirlacapital.com



DEMAND NOTICE (Under Rule 3 (1) of Security Interest (Enforcement) Rules, 2002)

Substituted Service Of Notice 1/5,13 (2) Of Securitisation And Reconstruction Of Financial Assets And Enforcement of Security Interest Act, 2002.

Notice is hereby given to the borrowers as mentioned below that since they have defaulted in repayment of the Credit facility availed by them from Aditya Birla Housing Finance Limited (ABHFL), their loan accounts have been classified as Non-Performing Assets in the books of the Company as per RBI guidelines thereto. Thereafter, ABHFL has issued demand notices under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) on the last known addresses of the said borrowers thereby calling upon and demanding from them to repay the entire outstanding amount together with further interest at the contractual rate on the aforesaid amount and incidental expenses, cost, charges etc. as stated in the said demand notices. However, the demand notice is also being served by way of publication, as per Rule 3 of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules):

Sl. No	Name and Address Borrower/ Co-Borrower and Guarantor / Co-Guarantor & Loan A/C No.	NPA Date	Date of Demand Notice	Amount due as per Demand Notice /As on Date
1.	RAMESH SADBBA KATE Shop No. 1 To 6, Ground Floor, Kasai Heights, Sr. No. 4/3a/L, Pimple Saudagar, Near Indian Oil Kase Petrol Pump, Pune, Maharashtra, 41027 2. RAJENDRA SADBBA KATE Shop No. 1 To 6, Ground Floor, Kasai Heights, Sr. No. 4/3a/L, Pimple Saudagar, Near Indian Oil Kase Petrol Pump, Pune, Maharashtra, 41027 3. AVINASH SADBBA KATE Shop No. 1 To 6, Ground Floor, Kasai Heights, Sr. No. 4/3a/L, Pimple Saudagar, Near Indian Oil Kase Petrol Pump, Pune, Maharashtra, 41027 4. KATE DAIRY FARMS PRIVATE LIMITED Shop No. 1 To 6, Ground Floor, Kasai Heights, Sr. No. 4/3a/L, Pimple Saudagar, Near Indian Oil Kase Petrol Pump, Pune, Maharashtra, 41027 5. PUSHPA BRASE Shop No. 1 To 6, Ground Floor, Kasai Heights, Sr. No. 4/3a/L, Pimple Saudagar, Near Indian Oil Kase Petrol Pump, Pune, Maharashtra, 41027 6. CHANDRAKANT SADBBA KATE Shop No. 1 To 6, Ground Floor, Kasai Heights, Sr. No. 4/3a/L, Pimple Saudagar, Near Indian Oil Kase Petrol Pump, Pune, Maharashtra, 41027 7. KAMLABAI KATE Shop No. 1 To 6, Ground Floor, Kasai Heights, Sr. No. 4/3a/L, Pimple Saudagar, Near Indian Oil Kase Petrol Pump, Pune, Maharashtra, 41027 8. KAMLABAI KATE Flat No. 11/102, Namrata Magic (S.No. 6/1/1P), Pimple Saudagar, Pune, Maharashtra, 41027 9. RAMESH SADBBA KATE Flat No. 11/102, Namrata Magic (S.No. 6/1/1P), Pimple Saudagar, Pune, Maharashtra, 41027 10. RAJENDRA SADBBA KATE Flat No. 11/103, Namrata Magic (S.No. 6/1/1P), Pimple Saudagar, Pune, Maharashtra, 41027 11. AVINASH SADBBA KATE Flat No. 11/105, Namrata Magic (S.No. 6/1/1P), Pimple Saudagar, Pune, Maharashtra, 41027 12. KATE DAIRY FARMS PRIVATE LIMITED Flat No. 11/102, Namrata Magic (S.No. 6/1/1P), Pimple Saudagar, Pune, Maharashtra, 41027 13. PUSHPA KATE Flat No. 11/102, Namrata Magic (S.No. 6/1/1P), Pimple Saudagar, Pune, Maharashtra, 41027 14. CHANDRAKANT SADBBA KATE Flat No. 11/102, Namrata Magic (S.No. 6/1/1P), Pimple Saudagar, Pune, Maharashtra, 41027 15. RAMESH SADBBA KATE C/O: Kate Dairy Farms Private Limited Shop No. 6/1/1, Pimple Saudagar Haveli, Pune, Maharashtra, 41027 16. RAJENDRA SADBBA KATE C/O: Kate Dairy Farms Private Limited Shop No. 6/1/1, Pimple Saudagar Haveli, Pune, Maharashtra, 41027 17. AVINASH SADBBA KATE Flat No. 11/103, Namrata Magic (S.No. 6/1/1P), Pimple Saudagar, Pune, Maharashtra, 41027 18. AVINASH SADBBA KATE C/O: Kate Dairy Farms Private Limited Shop No. 6/1/1, Pimple Saudagar Haveli, Pune, Maharashtra, 41027 19. RAMESH SADBBA KATE 175, Kase Dairy Farm, Pimple Sandnagar, Pune City, Pune, Maharashtra, 41027 20. RAJENDRA SADBBA KATE 175, Kase Dairy Farm, Pimple Sandnagar, Pune City, Pune, Maharashtra, 41027 21. AVINASH SADBBA KATE 175, Kase Dairy Farm, Pimple Sandnagar, Pune City, Pune, Maharashtra, 41027 22. CHANDRAKANT SADBBA KATE 175, Kase Dairy Farm, Pimple Sandnagar, Pune City, Pune, Maharashtra, 41027 23. PUSHPA BRASE W/O: Muralidhar Bhase Sangurdi, Dehu, Pune, Maharashtra, 412109 24. KAMLABAI SADBBA KATE 175, Kase Dairy Farm, Pimple Sandnagar, Pune City, Pune, Maharashtra, 41027.	08.09.2026	21.09.2026	Rs. 23,13,774.47/- (Rupees Twenty Three Lacs Thirteen Thousand Seven Hundred Seventy Four and Seventeen Paise Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 15.09.2026

DESCRIPTION OF IMMOVABLE PROPERTY/PROPERTIES MORTGAGED: All That Consisting Of Flat No. 1 To 6 Totally Admeasuring 109.03 Sq. Mtrs., Situated On The Ground Floor In The Building Known As Kasai Heights Constructed On The Land Bearing S.No. 4/3/1a (As Per 7/12 Certificate) And S.No. 4/3a/1 (As Per Commencement Certificate And Sanctioned Plan Of Pimpri Chinchwad Municipal Corporation) Lying Being And Situate At Pimple Saudagar Taluka Haveli District Pune And Within The Local Limits Of Pimpri Chinchwad Municipal Corporation And Within The Jurisdiction Of Sub Registrar Haveli Pune, Maharashtra, 41027.

2. 1.BAYADA SALUNKE (In The Capacity Of Available Legal Heir Of Late Amit Biva Salunke) Flat No. 509, 5th Floor, C-Wing, Wisteria Chikhli, Gat No. 1660/2, Near Indraprha Mangal Karyalay, Haveli, Pune, Maharashtra, 41062 2. **BAYADA SALUNKE** Flat No. 509, 5th Floor, C-Wing, Wisteria Chikhli, Gat No. 1660/2, Near Indraprha Mangal Karyalay, Haveli, Pune, Maharashtra, 41062 3. **BAYADA SALUNKE** (In The Capacity Of Available Legal Heir Of Late Amit Biva Salunke) Flat No. 93/875, 1st Floor, Jadhav Niwas, House No. 875, Marfo Road, Gokhale Nagar, Shivajinagar Bhamburda, Gokhale Road, Pune, Maharashtra, 41016 4. **BAYADA SALUNKE** Flat No. 93/875, 1st Floor, Jadhav Niwas, House No. 875, Marfo Road, Gokhale Nagar, Shivajinagar Bhamburda, Gokhale Road, Pune, Maharashtra, 41016.

DESCRIPTION OF IMMOVABLE PROPERTY/PROPERTIES MORTGAGED: All That Consisting Of Flat No. 509 Admeasuring 348.96 Sq. Ft. I.E. 32.42 Sq. Mtrs. Along With Enclosed Balcony Admeasuring 52.47 Sq. Ft. I.E. 4.87 Sq. Mtrs. + Attached Terrace Admeasuring 52.40 Sq. Ft. I.E. 4.87 Sq. Mtrs. On The Fifth Floor In The Building/Wing "C" In "Wisteria" Constructed On The Land Bearing Gat No. 1660/2, Situated At Chikhali, Tal. Haveli, Dist. Pune, Maharashtra, 41062.

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