



ORIX Leasing & Financial Services India Limited
Registered Office: Plot No.94, Marol Co-operative Industrial Estate, Andheri-Kurla Road, Andheri (East), Mumbai - 400059 Website: www.orixindia.com; Tel:- 022-67070100

APPENDIX- IV-A [See proviso to rule 8(6)]
NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Public Notice for auction sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of 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 by the Authorised Officer of the Secured Creditor i.e., Orix Leasing & Financial Services India Ltd., will be sold through public auction on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS BASIS" on **28.10.2026 through https://www.bankauctions.in/** for recovery of amount as mentioned herein below due to Orix Leasing & Financial Services India Ltd., from borrowers and co-borrowers as mentioned herein below. The Reserve Price and the Earnest Money Deposit (EMD) will be as mentioned herein below.

Name of The Borrowers And Co-borrowers	Details of Property /Secured Asset	Reserve Price (INR)
Outstanding Amount		Earnest Money Deposit (EMD)
Loan Account Number		Last Date & Time of Submission of End And Documents
Demand Notice Date		BID Increase Amount
1.ASHWINI RAM GAIKWAD (IN THE CAPACITY OF BORROWER/ CO-BORROWER AS WELL AS AVAILABLE LEGAL HEIR OF LATE SANJAY BAJIRAO GAIKWAD) 2.RAM BAJIRAO GAIKWAD (IN THE CAPACITY OF BORROWER/CO-BORROWER AS WELL AS AVAILABLE LEGAL HEIR OF LATE SANJAY BAJIRAO GAIKWAD) 3.HIRABAI BAJIRAO GAIKWAD (IN THE CAPACITY OF BORROWER/CO-BORROWER AS WELL AS AVAILABLE LEGAL HEIR OF LATE SANJAY BAJIRAO GAIKWAD) 4.DATTATRAY BAJIRAO GAIKWAD (IN THE CAPACITY OF BORROWER/CO-BORROWER AS WELL AS AVAILABLE LEGAL HEIR OF LATE SANJAY BAJIRAO GAIKWAD) 5.M/S BELLIZA BEAUTY PARLOR	ALL THAT PIECE AND PARCEL OF HOUSE NO. 26, GRAM PANCHAYAT MILKAT NO. 24, SURVEY NO. 311, HISSA NO. 2/1, ADMEASURING 121.36 SQ. MTRS., WARD NO. 4, L A N D P L O T ADMEASURING 2000 SQ. FT., NEAR MALINBAI SCHOOL, HADAPSAR, SASANE NAGAR, PUNE, MAHARASHTRA -411028, AND THE SAID PROPERTY IS BOUNDED BYAS: EAST: I N T E R N A L R O A D & HOUSE, WEST: ADJ. HOUSE OF MR. KASTKAR, NORTH: OPEN LAND, SOUTH: 10-FT ROAD	INR 51,00,000/- (RUPEES FIFTY ONE LAKHS ONLY) INR 5,10,000/- (RUPEES FIVE LAKHS TEN THOUSAND ONLY) 27.10.2026 INR 50,000/- (Rupees Fifty Thousand Only)
INR 51,23,893.49/- (RUPEES FIFTY ONE LAKHS TWENTY THREE THOUSAND EIGHT HUNDRED NINETY THREE AND PAISE FORTY NINE ONLY) AS ON 14.09.2026		
LN0000000015865 & LN0000000019822		
27.09.2023		

For any query related to Secured Property, the intending bidder/ purchaser may contact Authorized Officer **Mr. Mangesh Sawant** (Contact Details: +91- 9822064237) & **Ms. Soni Sangle** (Contact Details: +91- 9920165242) during the working hours from Monday to Saturday.

For detailed terms and conditions of the sale, please refer to the link provided in the website of Orix Leasing & Financial Services India Ltd., i.e., <https://www.orixindia.com/sales-notice>

Date: 27.09.2026
PLACE: Pune

-Sd- Authorised Officer
Orix Leasing & Financial Services India Ltd.



GRIHUM HOUSING FINANCE LIMITED

Registered Office: 6th Floor, B Building, Ganga Trueno, Lohegaon, Pune, Maharashtra 411014. Branch Off Unit: 2nd floor, Pushpa Heights, Satara Road, 2/B, Swami Vivekanand Rd Maharashtra Nagar Pune-411037

E-AUCTION - SALE NOTICE
Sale of secured immovable asset under SARFAESI Act

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the "Act") read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower/Co-Borrower/Mortgagor(s)/Guarantor(s) that the below described immovable properties mortgaged to Grihum Housing Finance Limited (hereinafter referred to as the "Secured Creditor" as per the Act), the possession of which has been taken by the Authorised Officer of Secured Creditor in exercise of powers conferred under section 13(12) of the Act read with Rules 8 and 9 of the security interest (Enforcement) Rule pursuant to notice under section 13(2) of the Act.

The Secured Assets will be sold on "Asiswherels", "Asiswhats", and "Whateverthereis" basis on as permention in column (J) through E-Auction. It is hereby informed to General public that we are going to conduct public through E-Auction platform provided at the website: <https://www.bankauctions.com>. For detailed T&Cs of sale, please refer to link provided in GHFL's Secured Creditor's website i.e. www.grihumhousing.com

Sl. No.	Proposal No. Customer Name (Loan)	Demand Notice Date and Outstanding Amount (B)	Nature of Possession (C)	Description of Property (D)	Reserve Price (E)	EMD (10% of RP) (F)	EMD Submission date (G)	Incremental Bid (H)	Property Inspection Date & Time (I)	Date and time of Auction (J)	Known encumbrances/ Court cases if any (K)
1	Loan No. HL00642200000005 048129 ROHIT SURESH RANJANE (BORROWER) AJIT SURESH RANJANE (CO BORROWER) SUMAL SURESH RANJANE	Notice date: 15-05-2026 Total Dues: Rs. 1891906/- (Rupees Eighteen Lakh Ninety- One Thousand Nine Hundred Six Only) payable as on 11-05-2026 along with interest @13.35% p.a. till the realization.	Physical	All That Piece And Parcel Of Property Of Flat No. G-2, Admeasuring Area About 555 Sq. Ft. I.E. 51.57 Sq. Mtrs. Built Up Area Situated On Ground Floor In The Building Namely "Shreeyash Vihar" Constructed On Land Bearing S. No. 16, Hissa No. 6/1 Admeasuring Area 00h 03r, I.E. 300 Sq. Mtrs. Situated At Revenue Village Ambegaon Budruk, Taluka Haveli, District Pune And Within The Local Limits Of Pune Municipal Corporation And Within The Jurisdiction Of Sub Registrar Haveli, Pune. (Hereinafter Referred To As The Said Flats) The Boundaries Of The Land Are As Follows: East: By Road And Private Plot No. 13 Of Property South: By Property Of Nasaruddin Mulla And Private Plot No.4 West: By S. No. 16 Hissa No. 5 Of Property North: By Property Of Musa Magdum And Private Plot No.2	Rs. 1796813.00/- (Rupees Seventeen Lacs Ninety Six Thousand Eight Hundred Thirteen Only)	Rs. 179681.30/- (Rupees One Lacs Seventy Nine Thousand Six Hundred Eighty One And Thirty Paise Only)	29-10-2026 Before 5 PM	10,000/-	26-10-2026 (11AM – 4PM)	30-10-2026 (11 AM- 2PM)	NIL
2	Loan No. LAP06422000000005 027030 & HL00642200000005 026836 ARUN VISH- WAMBAR SHINDE (BORROWER) GEETA ARUN SHINDE (CO BORROWER)	Notice date: 06-02-2025 Total Dues: Rs.3210952.00 /- (Rupees Rupees ThirtyTwo Lakh Ten Thousand Nine Hundred FiftyTwo Only) which includes Outstanding of 1056493.00/- LAP0642200000005027030 & 2154459.00 /- HL00642200000005026836/- () payable as on 06-02-2025 along with interest @15.35 % & 12.85% p.a. till the realization.	Physical	All That Piece And Parcel Of Flat No. 003, Situated On 1st Floor, Admeasuring Area 515 Sq. Fts I.E. 47.86 Sq. Mtrs. Built Up, Situated In Building/Project Known As "Dhreshwar Krupa Co-Op Housing Society Ltd", Constructed On Land Bearing Survey No 147/2, 4,5,6,8 Out Of Plot No 27 Admeasuring Area About 934.02 Sq. Mtrs, At Village Dhayari, Taluka Haveli, District Pune, Within The Limits Of Pune Municipal Corporation And Within The Jurisdiction Of Sub Registrar Haveli, Pune. (Hereinafter Referred As To "Said Flat").	Rs. 2613625.00/- (Rupees Twenty Six Lacs Thirteen Thousand Six Hundred Twenty Five Only)	Rs. 261362.50/- (Rupees Two Lacs Sixty One Thousand Three Hundred Sixty Two And Fifty Paise Only)	12-10-2026 Before 5 PM	10,000/-	08-10-2026 (11AM – 4PM)	13-10-2026 (11 AM- 2PM)	NIL
3	Loan No. HL00642200000005 031294 Sopan Mahadev Bobade (BORROWER) Archana Sopan Bobade (CO BOR- ROWER)	Notice date: 09-12-2024 Total Dues: Rs. 2060202/- (Rupees Twenty Lakh Sixty Thousand Two Hundred Two Only) payable as on 09-12-2024 along with interest @13% p.a. till the realization.	Physical	All That Piece And Parcel Of Flat No. 05, Situated On 1st Floor, Admeasuring Area 53.90 Sq. Mtrs I.E. 580 Sq. Fts, Situated In The Building Known As "Rutuja Apartment", Constructed On Survey No. 50/7 A Admeasuring Area About 03.25 Ares I.E. 3500 Sq. Fts. Out Of Admeasuring Area About 26 Ares Out Of 1800 Sq. Mtrs., At Village Narhe, Taluka Haveli, District Pune, Within The Local Limits Pune Municipal Corporation, And Within The Jurisdiction Of Sub Registrar Haveli, Pune. (Hereinafter Referred As To "Said Flat")	Rs. 1877750.00/- (Rupees Eighteen Lacs Seventy Seven Thousand Seven Hundred Fifty Only)	Rs. 187775.00/- (Rupees One Lacs Eighty Seven Thousand Seven Hundred Seventy Five Only)	29-10-2026 Before 5 PM	10,000/-	26-10-2026 (11AM – 4PM)	30-10-2026 (11 AM- 2PM)	NIL

The intending bidders/purchasers are advised to visit Secured Creditor Branch and the auction properties, and make his own enquiry and ascertain additional charges, encumbrances and any third-party interests and satisfy himself/ herself in all aspects thereto before submitting the bids. All statutory dues like property taxes, electricity/water dues and any other dues, if any, attached to the property to be ascertained and paid by the successful bidder. The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider) C1 India PVT LTD. Address- Plot No-68 3rd floor Gurgaon Haryana-122003. Helpline Number- 7291981124,25.26 Support Email id – Support@bankauctions.com. **Contact Person – Dharni P, Email id- dharni.p@c1india.com Contact No- 9948182222.** Please note that Prospective bidders may avail online training on e-auction from them only. The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of by way of NEFT/RTGS/DD in the account of "GRIHUM HOUSING FINANCE LIMITED- AUCTION PROCEEDS A/C", Bank-ICICI BANK LTD. Account No-091551000028 and IFSC Code- ICIC0000915, ICICI Bank Ltd, Panchsahi Tech Park, Near Ganapathi Chowk, 43/44 Viman Nagar - 411014 drawn on any nationalized or scheduled Bank on or before as mentioned in column (G), and register their name at <https://www.bankauctions.com> and get user ID and password free of cost and get training on e-auction from the service provider. After their Registration on the website, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and send self-attested hard copy at Address: 2nd floor, Pushpa Heights, Satara Road, 2/B, Swami Vivekanand Rd Maharsni Nagar Pune-411037 Mobile no. +91 8281138143 e-mail ID: p.adith@grihumhousing.com For further details on terms and conditions please visit <https://www.bankauctions.com> & www.grihumhousing.com to take part in e-auction.

This notice should also be considered as 15/30 DAYS notice to Borrower/Co-Borrower/Mortgagor(s)/Guarantor(s) under Rule 8(6) of the Security Interest (Enforcement) Rule-2002

In any case if there is any difference between the contents of local language publication and English newspaper publication, the content, of the English newspaper language published in Financial Express shall be prevail

Date: 27.09.2026, Place: MAHARASHTRA

Sd/- Authorised Officer, Grihum Housing Finance Limited

PUBLIC NOTICE

Notice is hereby given that Late Shri. Suresh Gulab Landge was the owner of the property bearing Plot No. 11, admeasuring 129.77 Sq. Mtrs., situated at Sector CDC D, Dolphin Vista, Flat No. 105, Chikhali Pradhikaran, Pune-411019.

His legal heirs are Mrs. Anita Suresh Landge (wife), Mr. Kunal Suresh Landge (Son) and Mr. Karan Suresh Landge (Son). Any person having any right, claim, title, interest or objection in respect of the said property shall inform the same in writing within 7 days. No objection or claim received after the expiry of the said period shall be entertained.

Date : 26/09/2026

ADV. SACHIN SATESH GHODKE
Office: District and Additional Session Court, Near Amruteshwar Colony, Morwadi, Pimpri, Pune - 411018. Mo. 8668851722

PUBLIC NOTICE

Notice is hereby given to the public that Late Sektaram Hiranman Mane and Seema Sektaram Mane was the owner of the described Property in the Schedule hereunder. Thereafter late Late Sektaram Hiranman Mane passed away on dated 04/04/2021 intestate leaving behind 1. Seema Sektaram Mane (Wife) 2. Mr. Aniket Sektaram Mane (Son) 3. Mr. Akash Sektaram Mane (Son) as lawful heirs in the property specifically mentioned in the schedule hereunder and no other lawful heirs besides them are the lawful owner of the described property Hence any person's any claim in respect thereof by way of sale, exchange, gift, mortgage, charge, trust, inheritance, possession, lease, lien, any objection or otherwise howsoever are requested to raise the same by duly reaching the address mentioned below with the original documents within seven (07) days from the date of publication of this notice, at the address given below. If no objections are raised within the aforesaid period then it will be considered that no one other than the aforesaid lawful heirs has rights, title and interests in the said property, and my client shall presume that the said land is free from encumbrances and has clear & marketable title to the same and thereafter no claim of any nature shall be binding on my client or on the said Property.

SCHEDULE

Annexure- All that piece and parcel of the property bearing Flat No. 6 on First Floor admeasuring area 53.85 Sq. Mtrs. and Parking admeasuring area 5.02 Sq. Mtrs. i.e. total admeasuring area 58.87 Sq. Mtrs. Builtup in RCC construction Shreebani Apartment constructed on Sr. No. 11/3 area admeasuring 2000 Sq. Ft. i.e. 185.87 Sq. Mtrs situated at village Pimple Gurav Taluka Haveli Dist Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and sub Registrar Haveli, Pune.

Adv. Ajit Babu Khankar
Office No. 3, Jaxmi Narayan complex, 'Near chinchwadgaon main bus stop, Pune 411033.
Mob. No. 8668416757

Date: 27/09/2026



Satara Zonal Office "Jeevantara",
LIC Building, Opp. Collector Office,
Satara - 415001, Ph: 02162-299493
Email : cmmarc_sat@bankofmaharashtra.bank.in

POSSESSION NOTICE Appendix IV under the Act-Rule- 8(1)

Whereas the under signed being the Authorized Officer of the Bank of Maharashtra under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act – 2002 and in exercise of powers conferred under Sec. 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated **06.04.2026** calling upon the Borrower **Mrs. Sayali Tushar Phadtare**, Co-Borrower :- **Mr. Tushar Malhari Phadtare** to repay the amount mentioned in the Notice being Amount of **Rs. 19,43,609/- (Rupees Nineteen lakhs Forty Three Thousand Six Hundred Nine Only)** plus interest at applicable rates plus costs, charges, and expenses, etc. within 60 days from the date of the said Notice.

The Borrower **Mrs. Sayali Tushar Phadtare**, Co-Borrower :- **Mr. Tushar Malhari Phadtare** having failed to repay the amount, Notice is hereby given to the borrower and Co-borrower and the public in general that the undersigned has **taken Physical Possession** of the property described herein below in the exercise of the powers conferred on him under Section 13(4) of the said Act read with rule 8 of the said Rules on this **22nd September, 2026.**

The Borrower and Co-Borrower in particular and the Public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the **Bank of Maharashtra, Taradgaon Branch**, for an amount of hereinabove mentioned.

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.

This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

The details of the Immovable properties mortgaged to the Bank and taken possession by the Bank are as follows:

Primary Security - Registered Mortgage of Property in the name of Mrs Sayali Tushar Phadtare & Mr. Tushar Malhari Phadtare All those pieces and parcel of the property with Sr. No. 614/b, N.A Plot No. 57, Adm. 1.68 Sq. Mtr (1807.68 Sq.ft) and construction Bungalow Ground Floor - 85.65 Sq. mtr and First Floor - 31.08 Sq. mt. Total Built Up areas 116.73 Sq. mtr (1256.01 Sq. ft) at Khimgaon, Post Sakharwadi, Tal. Phaltan, Dist. Satara, Maharashtra - 415521, within local limits of At G.P Khimgaon, Tal. Phaltan and registered in the name of Mrs. Sayali Tushar Phadtare & Mr. Tushar Malhari Phadtare. **Boundaries of the Property (PLOT) Toward To East :** By Plot No. 52 **Toward To South :** By 9 MT Wide Road **Toward To West :** By Plot No. 56 **Toward To North:** Sr. No. 297. NA Area of the plot is 168 Sq Meter (CERSAI ID: 200076693241)

Date : 22.09.2026 Chief Manager & Authorised Officer,
Place : Satara Bank of Maharashtra, Satara Zone



HINDUJA HOUSING FINANCE LIMITED
Head Office: 167-169, 2nd Floor, Anna Salai, Little Mount, Saidapet, Chennai - 600 015.
Email ID: auction@hindujahousingfinance.com

Branch Office: Manikchand Galleria, 1st Floor, A-Wing, Swastik Society Model Colony, Near Deep Bangla Chowk, Pune-41016

DEMAND NOTICE U/s 13(2)

You the below mentioned borrower has availed loan by mortgaging the schedule mentioned property and you the below mentioned has stood as borrower/co-borrower/guarantor for the loan agreement consequent to the defaulters committed by you, your loan account has been classified as non-performing asset under the provisions of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short SARFAESI Act). We Hinduja Housing Finance Limited had issued Demand Notice U/s 13(2) read with section 13(3) of the SARFAESI Act to the address furnished by you. The notices sent to you by the Registered Post/Blue Dart Courier are served, received back & returned unserved. The contents of the said notices are that you had committed default in payment of the various loans guaranteed to you. Therefore, the present publication carried out to serve the notice as the provision of Section 13(2) of SARFAESI Act and in terms of provision to the rule 3(1) of the Security Interest (Enforcement) Rules, 2002.

Name of the Borrower(s) & Guarantor (s) / Account No.	Amount due as per Demand Notice	Date of Demand/NPA
Mr. PRAVIN THORAT (Borrower) Mrs. LEELABAI THORAT (Co-Borrower) Mrs. MANDEY THORAT (Co-Borrower) Mrs. CHITRA THORAT (Co-Borrower) Mr. PRASAD THORAT (Co-Borrower) Mr. PRASHANT THORAT (GUARANTOR) MH/PCM/PCM/A000000237	Rs. 2048937/- as on 01-09-2026	05-09-2026 01-09-2026

All that piece and parcel of property of R.C.C. construction of 25 X 30 feet admeasuring area about 278.81 sq. mtrs. out of which admeasuring area about 69 sq. mtrs., bearing Manchar Nagar Panchayat property no. 8550 at Ward No. 6, C.T.S. No. 996, situated at Village Manchar, Tal-Ambegaon, Dist - Pune within the limits of Manchar Nagar Panchayat and within the jurisdiction of sub-registrar offices in taluka Ambegaon, Pune. (Hereinafter referred to as the said Property) property bounded as follow East- kashinath thorat of property , south- Road, west- kadubaducha wada, North- kadubaducha wada

Mr. VIJAY SHELKE (Borrower) Mr. RENUKA SHELKE (Co-Borrower) MH/SLP/SLRP/A000000348	Rs. 1462276/- as on 01-09-2026	05-09-2026 01-09-2026
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All that piece and parcel of property no 267 total adm 208.2 sq. mtr apartment constructed over it named shelke heights and out of it first floor flat no 3 carpet area adm 36 mtr situated at north kasaba peth solapur now within the limit of solapur municipal corporation solapur and which is bounded and surrounded under East - CTS no 2111, South-CTS No 2110, west-open passage, North-part of CTS no 2113

You are hereby called upon to pay Hinduja Housing Finance Limited within the period of 60 days from the date of publication of this Notice the aforesaid amount with interest and cost falling which Hinduja Housing Finance Limited will take necessary action under the Provisions of the said Act against all or any one or more of the secured assets including taking possession of secured assets of the borrowers, mortgagors and the guarantors. The power available to the Hinduja Housing Finance Limited under the said act include (1) Power to take possession of the secured assets of the borrowers/guar- antors including the rights to transfer by way of lease, assignment of sale for releasing secured assets (2) Take over management of the secured assets including rights to transfer by ways of lease, assignment or sale and realize the secured assets and any transfer as of secured assets by Hinduja Housing Finance Limited shall vests in all the rights and relation to the secured assets transferred as if the transfer has been made by you. terms of the Provision of the Section 13(3) of the said act, you are hereby prohibited from transferring, either by way of sale, lease or otherwise in (other than in the normal course of your business), any of the secured assets as referred to above and hypothecated/mortgaged to the Hinduja Housing Finance Limited without prior consent of the Hinduja Housing Finance Limited.

Mr. Rushikesh Udhale- 9823244498, Mr. Vikram Nalawade-9420840654
Mr Ritesh Gawai-9018598221, Taufik Dhale - 9021566788
Date: 27/09/2026, Place: Pune
Hinduja Housing Finance Limited, Authorized Officer



HDFC BANK LIMITED
Tel:- 020 25505000 | CIN : L65920MH1994PLC080618 | Website: www.hdfcbank.com

POSSESSION NOTICE

Whereas the undersigned being the Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC), Whereas the Authorised Officer/s of Housing Development Finance Corporation Limited, under Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices under Section 13 (2) of the said Act, calling upon the following borrower(s) / Legal Heir(s) and Legal Representative(s) to pay the amounts mentioned against their respective names together with interest thereon at the applicable rates as mentioned in the said notices, within 60 days from the date of the said Notice/s, incidental expenses, costs, charges etc till the date of payment and / or realization.

Sr. No.	Name of Borrower (s) Legal Heir(s) and Legal Representative(s)	Outstanding Dues	Date of Demand Notice	Date of Possession	Description of Immovable Property (ies) / Secured Asset (s)
1.	Ms. Joshi Ketaki Vaibhav	Rs 97,38,861/- as on 30-Apr-26 *	30 May 2026	26th Sept 2026 Symbolic**	Flat No.102, First Floor, Building B, Ellanza, Plot No.01, S. No. 41B/1(P),Dnyanganga Society, Vadgaon Budruk, Pune.

*with further interest as applicable, incidental expenses, costs, charges etc incurred till the date of payment and / or realisation.

However, since the borrower/s / Legal Heir(s) and Legal Representative(s) mentioned hereinabove have failed to repay the amounts due, notice is hereby given to the borrower/s / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and to the public in general that the Authorised Officer/s of HDFC Bank Limited have taken ** possession of the immovable property (ies) / secured asset(s) described herein above in exercise of powers conferred on him/ them under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned above.

The borrower(s) / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the aforesaid Immovable Property (ies) / Secured Asset(s) and any dealings with the said Immovable Property (ies) / Secured Asset(s) will be subject to the mortgage of HDFC Bank Ltd

Borrower(s) / Legal Heir(s) / Legal Representative(s) attention is/are invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets.

Copy of the Panchnama drawn and inventory made (if applicable) are available with the undersigned, and the said Borrower(s) / Legal Heir(s) / Legal Representative(s) is / are requested to collect the respective copy from the undersigned on any working day during normal office hours.

NOTE: This notice is published on 27th September, 2026 in Financial Express edition & Loksatta edition.

Place : Pune Date : 27th September 2026

For HDFC Bank Limited
Sd/-
Branch Office: HDFC Bank Limited, Office No. 601 to 608, Sixth Floor, Godrej Eternia C, Wing B, Wakdevadi, Shivajinagar, Pune 411005.
Regd. Office: HDFC Bank Limited, HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400013.
Authorised Officer
020 25505000



Asset Recovery Department
1162/6 Ganesh Khind-University Road,
Next to Hardikar Hospital, Shivajinagar Pune 411005
Email : ARD.Pune@bankofindia.co.in,
Ph. No. 020-25521528

SALE NOTICE FOR SALE OF IMMOVABLE / MOVABLE PROPERTIES

E-auction sale notice for sale of immovable/ movable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of 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 Borrowers and Guarantors that the below described immovable/movable property mortgaged/ charged to the Secured Creditor, the Symbolic/ Physical Possession of which has been taken by the Authorised Officer of the Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrowers(s) and guarantor(s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties

Last date for submission of bid for all properties 27/10/2026, E Auction of all properties on 27/10/2026 time from 11:00 AM to 5:00PM

S. N.	Name of Branch and Name Address of Borrowers / Guarantors and Outstanding Amount	Brief Description of Property / Vehicles	Reserve Price	Date of Demand Notice and Date Of Possession & Type Of Possession Bid Increase Amount
			EMD (Rs. in lakhs) Date of Inspection	
1.	Branch : Aundh Baner Name of the A/C - M/S Viraj Enterprises	All the Part and parcel of commercial property situated at Shop no.1, Ground Floor in building "Dattanagar Society", Bearing Sr. no.2, Hissa no.1/69& Plot no. 6.Near Tulja Bhavani Restaurant, Shiv Shakti Chowk, Vadgaon Sheri Road, Vadgaon Sheri Pune- 411014 admeasuring carpet area 404.89 sq ft jointly in the name of Mr. Suryakant Dinkar Bhagat. Boundary East –by side margin West –by side margin North – by house of mr. shaikh South – by open space	31.08 ----- 3.11 ----- 19.10.2026	05.08.2019 ----- 19.10.2019 ----- 03.01.2020 ----- (Physical) ----- Rs. 10,000
2.	Branch : KARVE NAGAR Name of the A/C :- KIRAN ENTERPRISES	All the Part and parcel of commercial property situated at Shop no.2,First Floor, "Krushna Classic", S.no.113, H.no.4B/1/5, 4B/1/6, Nadhe Nagar, Nandadeep Colony, Rahatani/ Kalewadi, Tal- Haveli,Dist-Pune-412101 admeasuring carpet area 21.51sq mtr jointly in the name of Mr. Kiran Jaywant Nadhe. Boundary : East –Flat 102 West –Shop no.1 North – Open to Sky South – Duct	25.63 ----- 2.57 ----- 19.10.2026	17.04.2026 ----- 30.06.2026 ----- (Symbolic) ----- Rs. 10,000
3.	Branch : Kharadi Mr. Zubair Zahid Shaikh	Flat No.710, 7th floor, "Shree Residency" Wing-A, Gat No 142 & 148, Tupe Wasti, Urulikanchan, Tal-Haveli, Dist-Pune-412202 Carpet Area:-454.99 sq.ft Boundaries: - North – Flat No 711 & Open to sky South – Lift & flat no 709 East – Open to sky West – Entrance & flat no 711	30.98 ----- 3.10 ----- 19.10.2026	08.09.2025 ----- 16.12.2025 ----- (Symbolic) ----- Rs. 10,000
4.	Branch : Kharadi Name of the A/c: Mr. Adnan Jalil Khan	Flat No.612, 6th floor, "Shree Residency" Wing-A, Gat No 142 & 148, Tupe Wasti, Urulikanchan, Tal-Haveli, Dist-Pune-412202. Carpet Area:-403.97 Sq.ft Boundaries: - North – Open to sky South – Entrance & Passage East – Flat No. 611 West – Duct	27.54 ----- 2.76 ----- 19.10.2026	08.09.2025 ----- 16.12.2025 ----- (Physical) ----- Rs. 10,000
5.	Branch : Kharadi Name of the A/c: Satish Raju Waghmare & Priti Satish Waghmare	All that part and parcel of the property Flat No. 21, Fourth Floor,Corniche Tower, S.no.213,214 & 215/2, CTS no.2112(Old F P No.398.42), New F p 18, Kalyaninagar, Yerwada, Pune admeasuring 412 sq. ft. carpet area alongwith all easementary rights in the name of . Boundaries: On or towards the South : By Flat No. 22 On or towards the North : By open space On or towards the West : By Flat no.20 On or towards the East : By Open space	73.83 ----- 7.39 ----- 19.10.2026	14.05.2026 ----- 30.07.2026 ----- (Symbolic) ----- Rs. 10,000
6.	Branch : Kharadi Name of the A/c: Mayur Ashok Bhoite	All that part and parcel of the property Flat No. 301, area admeasuring about 40.31Sq.mtrs i.e.483.95 Sq.ft carpet area i.e 629.14 sq.ft.s saleable area situated on 3 rd floor in building wing-A in project known as "Shree Residency"situated on property bearing Gat No 142 area admeasuring about 0Hectare 74 are out of total admeasuring area about 0Hectare 61 R situated at village Uruli Kanchan Tal Haveli Dist Pune Pin 412202,situated within the Sub Registrar Haveli No 1 to 23 and within limits of Zilla parishad, pune and panchayat samite Haveli along with all the easementary rights. Boundaries: On or towards the South : By Flat No. 302 ; On or towards the North : By Duct; On or towards the West : By Open to Sky; On or towards the East : By Flat No.306	27.54 ----- 2.76 ----- 19.10.2026	21.12.2025 ----- 23.03.2026 ----- (Symbolic) ----- Rs. 10,000
7.	Branch : Pashan Road Name of the A/c. :- Sarika Janardhan Nalawade & Satyajit Ashok Barge	All the Part and parcel of residential property situated at Flat No.903,9th floor, Building wing "Ashwini-B" at Nakshatra Co-OP Housin Society, Bearing Sr. No. 13/1/21, 13/1/12, 13/1/21/3, 13/1/2/14, 13/1/2/21, 13/1/2/22, 13/1/2/23, 6/1/21,Near Takshashila Society,Narhe Service Road, Narhe, Dist-Pune admeasuring carpet area 497.99sq ft jointly in the name of Sarika Janardhan Nalawade & Satyajit Ashok Barge. Boundary-East –entrance; West – open space; North – open space; South – flat1101	17.13 ----- 1.72 ----- 19.10.2026	24.11.2024 ----- 27.02.2025 ----- (Symbolic) ----- Rs. 10,000

Details of Encumbrance known to the secured creditors. No known Encumbrance

The auction sale will be online e-auction/bidding on "AS IS WHERE IS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS" through the