

PUBLIC NOTICE
Notice is hereby given to all concerned that the original document of the Sale Deed bearing Document No. 1070/1999, dated 08/03/1999, pertaining to the ownership/title rights of my client Mrs. Sunanda Ashok Chougale, residing at Tanang, Taluka Ashok, District Sangli, in respect of C.S. No. 2580, has been lost/misplaced. The said original Sale Deed was lost on 15/09/2014 in the Miraj Market area, and in this regard, an N.C.No. 822/2014 was registered at Miraj City Police Station. If any person has any right, title, interest, claim, objection, mortgage, encumbrance, charge, sale, or any other interest or objection in respect of the said document/property, they are hereby called upon to intimate the same in writing, along with the necessary supporting documents, at the address mentioned below, within 07 days from the date of publication of this notice. If no objection is received within the stipulated period, further legal proceedings shall be initiated in respect of the said property, and thereafter, any claim raised by any person shall be the sole responsibility of such person. Place: Miraj Date: 07/10/2026 On behalf of client Adv. Sudhir Shivajirao Gadade Office- Flat No. 106, Adinath Galaxy, East side of B Wing Court Building, Vijaynagar, Sangli. Mobile No.: 940552454 E-mail: advsudhirgadade@gmail.com

Intec Capital Limited
708, Manjusha Building, 57 Nehru Place, New Delhi-110019

E-AUCTION SALE NOTICE

[Under Rule 9(1) of the Security Interest Enforcement Rules 2002]

E-Auction sale notice for sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002).

Notice is hereby given to the public in general and in particular to the borrower(s), co-borrowers and the guarantors in particular by the Authorized Officer, that the under mentioned property is mortgaged to Intec Capital Limited. The Authorized Officer of the Company has taken the Physical possession under the provision of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The property will be sold by tender cum public E-auction as mentioned below for recovery of under mentioned dues and further interest, charges and cost etc. as per the below details:-

The property will be sold "As is where is", "As is what is" and "Whatever there is" for the recovery of Rs. 49,18,195/- (Rupees Forty Nine Lakh Eighteen Thousand One Hundred Ninety Five Only) on 30-06-2026 with future interest and other charges/cost thereon till payment/realization which please note.

S. No.	Name of the Borrowers, Co-Borrowers and Guarantors	Details of Mortgage Property	1. Reserve Price/ 2. Earnest Money Deposit (EMD)/ 3. Bid Increase Amount	Type of Possession
1.	Rekha Control Systems and Projects, Seedram Dhondiba Bhosale, Ashwini Seedram Dhondiba Bhosale	Fiat No-303, 3rd Floor, "Krishna Residency", Sr. No. 32/1, Near Ram Mandir, Narhe, Ambegaon Road, Narhe, Tal Haveli, Dist. Pune-411041	1) 30,78,000/- 2) 3,07,800/- 3) 50,000/-	Physical

Inspection Date and Time: of all properties on 12-11-2026 between 11:00am to 04:00 pm contact to Mr. Dattatray Dinkar Kadu on 9881617385 between 11:00am to 6:00 pm.

Date and time of submission of EMD on or before 16-11-2026 upto 5:00pm, with request letter of participation KYC, PAN Card, Proof of EMD at dinesh.negi@intecapital.com, nodalofficer.north@intecapital.com, Contact No. 011-46522315.

Date and Time of E-Auction- 17-11-2026 between 12:00 pm to 02:00 pm.

The intending purchasers/bidders are required to deposit EMD amount by way of Demand Draft/RTGS only favouring Intec Capital Limited.

TERMS AND CONDITIONS OF THE E-AUCTION

- Contact Mithalesh Kumar: 7080804466, mithalesh.kumar@intecapital.com and delhi@intecapital.com at their web https://www.bankauctions.com, support mobile no. 917291981124/25/26 on the dates as mentioned in the table above. Bidders are advised to check detailed terms and conditions of auction sale before submitting their bids refer to the link https://www.bankauctions.com.
- 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) prospective bidders may avail online training on e-auction format from their registered mobile number only.
- Online E-auction participation is mandatory in the auction process by making application in prescribed format which is available along with the offer/ tender document on the website.

Date : 12-10-2026
Place : Delhi

Sd/-
Authorized Officer
Intec Capital Limited

FORM NO. URC-2
Advertisement giving notice about registration under Part I of Chapter XXI of the Act

[Pursuant to section 374(b) of the Companies Act, 2013 and rule 4(1) of the Companies (Authorised to Register) Rules, 2014]

1. Notice is hereby given that in pursuance of sub-section (2) of section 366 of the Companies Act, 2013, an application is proposed to be made after fifteen days hereof but before the expiry of thirty days hereinafter to the Registrar at Central Registration Centre (CRC) Indian Institute of Corporate Affairs (IICA), Plot No. 6, 7, 8, Sector 5, IMT Manesar, District Gurgaon (Haryana), Pin Code-122050 that "M/S ADVANCED AGRO SOLUTION INDUSTRIES with (Registration Number: PN000031554)", a Partnership Firm may be registered under Part I of Chapter XXI of the Companies Act 2013, as a company limited by shares.

2. The Principal Objects of the company are as follows:

- to carry on the business of importing, exporting, purchasing, selling, trading, distributing, supplying, stocking, marketing and otherwise dealing in all kinds of fertilizers, including chemical fertilizers, organic fertilizers, biofertilizers, water-soluble fertilizers, micronutrients, specialty fertilizers, soil conditioners, plant nutrients and other allied agricultural inputs, subject to the provisions of applicable laws, rules, regulations, licenses and approvals. To undertake job work, processing, blending, mixing, granulation, formulation, packing, repacking, labelling, handling and other allied activities in relation to fertilizers, manures, soil nutrients, plant nutrients and allied agricultural products, whether on its own account or for manufacturers, importers, traders, distributors, dealers or other persons. To establish, operate, acquire, lease or otherwise arrange warehouses, storage facilities, processing units, blending units, packing units and other infrastructure required for the import, storage, processing, job work, packaging, trading and distribution of fertilizers and allied products, and to enter into contracts, agreements or arrangements with manufacturers, suppliers, importers, exporters, distributors, dealers and other persons for carrying on the aforesaid activities.

3. A copy of the draft memorandum and articles of association of the proposed company may be inspected at the registered office at Gat No.432, Gaikwad Vasti, Kuruli Gaon, Khed, Pune, Maharashtra, 410501

4. Notice is hereby given that any person objecting to this application may communicate their objection in writing to the Registrar at Central Registration Centre (CRC) Indian Institute of Corporate Affairs (IICA), Plot No. 6, 7, 8, Sector 5, IMT Manesar, District Gurgaon (Haryana), Pin Code- 122050, within twenty-one days from the date of publication of this notice, with a copy to the company at its registered office.

for and on behalf of
ADVANCED AGRO SOLUTION INDUSTRIES

Place : Pune
Date : 14.10.2026

1. Swati Chunge (Partner)
2. Sachin Nemade (Partner)

HERO HOUSING FINANCE LIMITED
Contact Address: 3rd Floor, 301 to 304, A-wing, Kapil Tower, Dr Ambedkar Road, Near RTO office, Pune, Maharashtra - 411001. Regd. Office: 09, Community Centre, Basant Vihar, New Delhi - 110057 Phone: 011-49270000
Toll Free Number: 1800 212 8800. Email: customer.care@herohtf.com
Website: www.herohousingfinance.com | CIN: U65192DL2016PLC031448

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)
(As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002)

WHEREAS, the undersigned being the Authorized Officer of the Hero Housing Finance Limited, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice as mentioned below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice. The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular and the public, in general, that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said Rules.

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 the Hero Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from the date mentioned below.

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.

Loan Account No.	Name of Obligor(s)/Legal Heir(s)/ Legal Representative(s)	Date of Demand Notice/ Amount as per Demand Notice	Date of Possession (Constructive/ Physical)
HFFPNH002000006758	Girish Ramdas Waghel, Ramdas Chagan Waghel, Sarita Ramdas Waghel, Chandrashekar Waghel	10-July-2026, Rs. 29,25,874/- due as on 10-July-2026	10.10.2026 (Symbolic)
Description of Secured Assets/Immovable Properties: All that Piece and Parcel of the Flat NO. ST1 03, on the 8th Floor Admeasuring Area of About 64.10 Sq. Mtrs. Carpet & Allocated Terrace Admeasuring Area of About 6.87 Sq. Mtrs. Along with Covered Car Parking in the Building No. 8 Known as "Sehene" Admeasuring About 00 Hecter 31 R out of 00 Hecter 49 R Assessed at 00 R. 61 Paise Bearing S No. 32 Hissa No. 11B and Admeasuring About 00 Hecter 49 R Assessed at 00 R. 69 Paise Bearing S No. 32 Hissa No. 11C Situated at Village Pindoli, Pune within the Limits of Pune Zilla Parishad & Panchayat Samiti Haveli, Pune and Grampanchayat Pindoli, East: Land of SR NO.32 Hissa No.10 Belongs to Mr. Dagdu Yepsre, West: Land of SR NO.32 Hissa No.10 Wall Compound Belongs to Mr. Mohan Bajaj, South: Land of SR NO.32 Hissa No.10 Belongs to Mr. Dagdu Yepsre, North: Land of SR NO.32 Hissa No.11 & Hissa No.11 A Belongs to Mr. Parshuram Waghel.			
HFFSNVH002000020995	Rahul Hanumanth Kumbhar, Balaji Hanumanth Kumbhar	22-July-2026, Rs.22,75,809/- due as on 14-July-2022	10.10.2026 (Symbolic)
Description of Secured Assets/Immovable Properties:- All that Piece & Parcels of Apartment No. 201, Admeasuring 87.36 Sq. Mtrs., I.E. 940 Sq. Ft. Built Up Area on the Second Floor in Wing A, in the Project Known as "Yash Heights", Constructed on Land Bearing S No. 78 Hissa No.81, Situated at Mouje Dharyai, Taluka Haveli, District Pune Boudaris: East: Saranb Building, West: Pawan Paradise Building, South: B Wing Road, North: Flat No. 202 Flat of Shri Sagar Ahwalde.			

Date : 14.10.2026
Place : Pune

Sd/-, Authorised Officer
For Hero Housing Finance Limited

Pune East Zonal Office : 7A/2, 'Janmangal', Hadapsar Industrial Estate, Pune-411013
Ph : 020-24459184/24514007
e-mail : cmmarc_per@bankofmaharashtra.bank.in

Possession Notice (Appendix IV under the Act-Rule-8(1))

WHEREAS, the undersigned being the Authorized Officer of Bank of Maharashtra, under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Sub Section (12) of Section 13 read with Rule 3 of the Security Interest (Enforcement) Rule, 2002, issued a Demand Notice dated 12/01/2026 calling upon the borrower/s Mr. Amol Ashok Pawar, Mrs. Sonali Amol Pawar to repay the amount mentioned in the said notice being Rs. 18,23,359/- further interest @ 7.65% p.a. w.e.f 13/01/2026 and further cost and expenses thereon, within 60 days from the date of receipt of the said notice.

The Borrower/s as well as Guarantor/s having failed to repay the outstanding amount, Notice is hereby given to the Borrower/s as well as Guarantor/s and the Public in general that the undersigned has taken **Physical Possession** of the property described herein below in exercise of powers conferred on him under Section 13 (4) of the said Act read with rule 8 of the said Rules on this 9th day of October of the year 2026.

The Borrower/s as well as Guarantor/s in particular and the Public in general is hereby cautioned not to deal with the property and any dealings with the aforesaid property will be subject to the charge of Bank of Maharashtra, Pune Jalochi Branch for an amount mentioned hereinabove.

The Borrower/s as well as Guarantor/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.

Description of the Property

All that piece and parcel of Residential Flat No. 06 admeasuring 45.29 sq. mtrs., i.e. 487.32 sq. ft. (Carpet) its saleable super built up area admeasuring 683.00 sq. ft. i.e. 63.41 sq. mtrs situated on Third Floor in building namely "Mayra Residency" constructed upon Plot No. 35 its area admeasuring 246.75 sq. mtrs of Gat No. 691/692/694/695/696/697/698/702/Plot No. 35 situated at Village Malegaon Bk, Tal Baramati, Dist. Pune. CERSAI ASSET ID: 200085202735

Date : 09/10/2026
Place : Baramati

Chief Manager & Authorised Officer,
Bank of Maharashtra, Pune East Zone

move ahead with

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Financial Express,
The Indian EXPRESS

& LOKSATTA

For Advtg. details contact: 67241000

AAVAS FINANCIERS LIMITED
(CIN:L65922RJ2011PLC034297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur, 302020

AUCTION NOTICE

Auction Sale Notice for 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 AAVAS FINANCIERS LIMITED Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" basis. The details of the cases are as under.

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagors	Dues As on	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
Vaishali Sunil Surashe, Mr. Sunil Ashok Surashe Guarantor : Mr. Namedev Madhav Abuj (AC NO.) LNHRSR02217-180061023	Rs. 2617881/- Dues As On 13 Oct 26	18 Dec 20 Rs. 9080772.41/- Dues As On 18 Dec 20	11 Oct 23	Survey No. 174/276 (Old Survey No. 2/2), Sub Plot No. 67 To 72/10, Plot No. 10 Paiki, Green Phase 3, Row House No. 17, Mouje - Bhairavnathnagar, Gondavani, Tal. - Shirampur, District - Ahmednagar, Maharashtra. Admeasuring 55.275 Sq. Mtrs.	Rs. 411374/-	Rs. 411374/-	11.00 Am To 01.00 Pm 16 Nov 26	Office No-8, 1st Floor, Amardeep Complex, Above Laptop Bazaar, Sarjapura, Ahmednagar-414001, Maharashtra-India

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribing "Tender Offer for name of the property" on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED The Inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. 3). The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4). For inspection and interested parties who want to attend on the procedure of tender may contact AAVAS FINANCIERS LIMITED 201,202, 1Ind Floor, South End Square, Mansarovar Industrial Area, Jaipur-302020 or Uagran Riwra - 9875895867 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(11)(8)(i) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing dues are not repaid in full.

Place : Maharashtra Date : 14-10-2026
Authorised Officer Aavas Financiers Limited

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

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

Substituted Service of Notice U/3(3) (2) of Securitization 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.	1.SANJAY ANNASAREB CHANDANE Flat No. 202, 2nd Floor, Plot No. 27 Survey No. 38/2, 38/3, 39, 58 And 57, Building B2, Near Nisarga Family Restaurant, Hinjewadi, Pune, Maharashtra. 41057. 2. JYOTSNA SANJAY CHANDANE Flat No. 2nd Floor, Plot No. 27 Survey No. 38/2, 38/3, 39, 58 And 57, Building B2, Near Nisarga Family Restaurant, Hinjewadi, Pune, Maharashtra, 41057. 3. PAITHANKAR ARTS Flat No. 202, 2nd Floor, Plot No. 27 Survey No. 38/2, 38/3, 39, 58 And 57, Building B2, Near Nisarga Family Restaurant, Hinjewadi, Pune, Maharashtra, 41057. 4. SANJAY ANNASAREB CHANDANE Sr No. 160, 161, Balewadi Pune, 2nd Floor, Flat No. 205, Near Water Tank, Near Raghu Tatya Niwas, Pune, Maharashtra, 41045 5. JYOTI SANJAY CHANDANE Sr No. 160, 161, Balewadi Pune, 2nd Floor, Flat No. 205, Near Water Tank, Near Raghu Tatya Niwas, Pune, Maharashtra, 41045 6. PAITHANKAR ARTS Sr No. 160, 161, Balewadi Pune, 2nd Floor, Flat No. 205, Near Water Tank, Near Raghu Tatya Niwas, Pune, Maharashtra, 41045 7. SANJAY ANNASAREB CHANDANE Survey No. 6, House No. 347, 2nd Floor Flat No. 205, Laxmi Mata Mandir, Balewadi, Pune City, Pune, Maharashtra. 41045 8. JYOTI SANJAY CHANDANE Ankush Balwadkar Chal, 2nd Floor Flat No. 205, Laxmi Mata Mandir Road, Balewadi, Pune City, Maharashtra, 41045	01-10-2026	07.10.2026	Rs. 17,98,498/-
2.	1. VINOD KUMAR Flat No. 612, 6th Floor, Wing B, Richmond Project, Gat No. 49, Opp Chakan Industrial Area, Near Madha Project, Village Mahalune, Taluk Khed, District Pune Maharashtra, 410227 2. PREETI Flat No. 612, 6th Floor, Wing B, Richmond Project, Gat No. 49, Opp Chakan Industrial Area, Near Madha Project, Village Mahalune, Taluk Khed, District Pune Maharashtra, 410227 3. VINOD KUMAR Flat No. 1005, 10th Floor, Richmond Project, Wing B, Gat No. 49, Opp Chakan Industrial Area, Near Madha Project, Village Mahalune, Taluk Khed, District Pune Maharashtra, 410227 4. PREETI Flat No. 1005, 10th Floor, Richmond Project, Wing B, Gat No. 49, Opp Chakan Industrial Area, Near Madha Project, Village Mahalune, Taluk Khed, District Pune Maharashtra, 410227 5. VINOD KUMAR Pala A-101, 3rd Floor, Jawahar Park South Delhivadi Road Deoli South Delhi, 110062 6. PREETI Pala A-101, 3rd Floor, Jawahar Park South Delhivadi Road Deoli South Delhi, 110062 7. VINOD KUMAR C/O: Solo Manufacturing Pvt. Ltd. Dsid: Shed No. 6, Okhla Phase 2, New Delhi, 110020	01-10-2026	07.10.2026	Rs. 59,48,713/- (Rupees Fifty Nine Lacs Forty Eight Thousand Seven Hundred Thirteen Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 06.10.2026

DESCRIPTION OF IMMOVABLE PROPERTY/PROPERTIES MORTGAGED: All that Piece and Parcel Of Unit No. 202 Admeasuring 29.52 Sq. Mtr I.E. 318 Sq. Ft. Carpet Area, On 2nd Floor, In Building No. B-8, In The Cluster Known As Xrbia, In The Project Known As "Xrbia Hinjewadi, In Xrbia Hinjewadi Phase 2 Co-Operative Housing Society Ltd. Constructed On Land Bearing Plot Nos. R-22 To R-29 Out Of Land Bearing S. Nos. 38/2, 38/3, 39, 56, 57 Situated At Dattawadi, Taluka Mulshi, District Pune, Maharashtra 41057 And Bounded As: Boundaries As Per Site: East: Flat No. 211/B7 Wing, West: Flat No. 210, North: Approach Road, South: Common Passage

DESCRIPTION OF IMMOVABLE PROPERTY/PROPERTIES MORTGAGED: ITEM NO. 1: All that Piece and Parcel Of Flat No. 612, Carpet Area 42.72 Sq. Mtrs., Enclosed Balcony 10.36 Sq. Mtrs., Dry Balcony 3.30 Sq. Mtrs., Terrace 6.53 Sq. Mtrs., Allotted Car Parking, Total Carpet Area 62.91 Sq. Mtrs., On 6th Floor, Wing B, In The Project Known As "Richmond Project", Constructed On Land Being Gat No. 49, Situated At Village Mahalune, Taluk Khed, District Pune Maharashtra, 410227 And Bounded As: East: Duct & Flat No. 601, West: Wide Drive Way, North: Wide Drive Way, South: Flat No. 611, ITEM NO. 2: All that Piece and Parcel Of Flat No. 1005, Carpet Area 45.78 Sq. Mtrs., Enclosed Balcony 7.30 Sq. Mtrs., Dry Balcony 3.30 Sq. Mtrs., Terrace 6.53 Sq. Mtrs., Total Carpet Area 62.91 Sq. Mtrs., On 10th Floor, In Wing B, In The Project Known As "Richmond" Constructed On Land Being Gat No. 49, Situated At Village Mahalune, Taluk Khed, District Pune, Maharashtra, 410227 And Bounded As: East: Amenities Space, West: Duct & Flat No. 1004, South: Flat No. 1006, North: Wide Drive Way

We hereby call upon the borrower stated herein to pay us within 60 days from the date of this notice, the outstanding amount (s) together with further interest thereon plus cost, charges, expenses, etc. thereto failing which we shall be at liberty to enforce the security interest including but not limited to taking possession of and selling the secured asset entirely at your risk as to the cost and consequences.

Please note that as per section 13(13) of the SARFAESI Act, all of you are prohibited from transferring by way of sale, lease or otherwise, the aforesaid secured assets without prior written consent of the Company. Any contravention of the said section by you shall invoke the penal provisions as laid down under section 29 of the SARFAESI Act and / or any other legal provision in this regard.

Please note that as per sub-section (8) of section 13 of the Act, if the dues of ABHFL together with all costs, charges and expenses incurred by ABHFL are tendered to ABHFL at any time before the date fixed for sale or transfer, the secured assets shall not be sold or transferred by ABHFL, and no further step shall be taken by ABHFL or transfer or sale of that secured asset.

Date: 14.10.2026
Place: PUNE

Sd/- Authorised Officer,
(Aditya Birla Housing Finance Limited)

GIC HOUSING FINANCE LTD.
Corporate Office / Head Office : Gicfl, National Insurance Building 6th Floor, 14, Jamshedji Tata Road, Churchgate, Mumbai – 400020, Tel No- 022-43041900, EMAIL ID : corporate@gicfl.com Website : www.gicflindia.com
● HINJEWADI BRANCH-Pushpak Business Hub, Office No-104, 1st Floor, Bhumkar Chowk, Wakad, Pune-411057
Branch Email : hinjawadi@gicfl.co.in Authorised Officer : Rajendra Giri : 9552161428 / Amey Mairal:9834833606

E-AUCTION DATE : 17-11-2026 / Last Date for Bid Submission : 16-11-2026

WHEREAS the undersigned being the Authorized Officer of GIC Housing Finance Ltd. (GICHL), under Securitization & Reconstructions of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued Demand Notice to following Borrowers/Mortgagors calling upon them to repay the outstanding due amount mentioned in the said notices. However, the Borrowers/Mortgagors having failed to repay the said outstanding loan amount, the authorised officers of GICHL have taken **PHYSICAL POSSESSION** of the following properties in exercise of powers conferred U/s 13(4) and U/s 14 of the said Act read with the Rule 8 of the said Rules.

Sr. No.	File No/Branch Name / Name Of Borrower / Co-Borrower	Property Address & Area Of Property Details(Built Up)	Demand notice issued date	Date of Physical Possession	Total Outstanding as on 08.10.2026 (Incl.POS, Interest and Other charges) (In Rupees)	Reserve Price (In Rupees)
1	HINJEWADI MH07606000000298 SUDHAKHAR KHOT / JYOTSANA KHOT	Gut No: Gut 458,Building Name: Sagar Heights,House No: 202,Floor No: 2nd,Plot No: 10,Street Name: Dnyaneshwar Colony,Sector Ward No: Plot No. 10,Land Mark: Behind Gandharva Nagar,Village: Moshi,Location: Moshi,Taluka: Haveli,State: Maharashtra,Pin Code: 412105. Area Of Property Details : 684	10.10.2025	01.09.2026	25,86,082/-	2462400/-

DATE OF E-AUCTION & TIME : 17.11.2026 at the Web-Portal (https://www.bankauctions.in) from 3.00 PM TO 04.00 PM. with unlimited extensions of 5 minutes each.

Last date of submission of Tender/Sealed Bid in the prescribed tender form along with EMD & KYC either through online mode or at the above mentioned GICHL Office at 16.11.2026 before 5.00 PM.

Further to this **PUBLIC NOTICE** for E-Auction Sale of the above said Assets / properties (in terms and conditions of the SARFAESI, Act 2002 and rules thereunder) GICHL invites OFFERS EITHER in sealed cover/s or in Online mode to purchase the said properties on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

TERMS & CONDITIONS OF THE AUCTION SALE ARE AS FOLLOWS:-

- E-Auction is being held on "As is where is Basis", "As is what is Basis", "Whatever there is" And "Without Any Recourse Basis", and will be conducted "Online". The E-Auction will be conducted through GICHL approved Auction service provider "M/s.4 closure".
- The intending bidders should register their names at portal https://bankauctions.in and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider E-Auction from the service provider M/s. 4closure, # 605 A, 6th Floor Maitrivanam, Amepreet, Hyderabad – 500038, Telangana. Office Land Line No: 040-23736405; Backend : Sanjita - 8142000061, Rekha -8142000066 and Sonuwal : 8142000063 Email Id : info@bankauctions.in. T. Jaya Prakash Reddy, Manager - Operations, Mobile No. 8142000064. prakash@bankauctions.in. Property enquiries, CONTACT DETAILS : RAJENDRA GIRI : 9552161428 / AMEY MAIRAL:9834833606
- The E-auction Sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder/ website also subject to conditions in the offer/bid documents to be submitted by the intending/participating bidders.
- Every bidder is required to have his/her own email address in order to participate in the online E-auction.
- Once Intending Bidder formally registers as a qualified tenderer before authorized officer of GICHL, will have to express his/her interest to participate through the E-auction bidding platform, by submitting document. It shall be the tenderer's/online bidder's sole responsibility to procure his/her login ID and password from the E-auction service provider.
- The aforesaid properties shall not be sold below the reserve price mentioned above.
- Intending bidders are required to deposit Earnest Money Deposit(s) (EMD) @ 10% of the abovesaid respective reserve prices, by way of DD/RTGS/NEFT favouring GIC Housing Finance Ltd. Bank details are as follows: **Bank Name: UNION BANK OF INDIA, A/c No: 005111010000039 - A/c Name: GIC HOUSING FINANCE LTD AUCTION A/c, Branch Name : LCB, FORT Address : UBI, 239 BACKBAY RECLAMATIO NARIMAN POINT MUMBAI MAHARASHTRA PINCODE 400021. IFSC Code - UBIN0800511.**
- The said Deposit/s shall be adjusted in the case of successful bidders, otherwise refunded. The said earnest money deposit/s will not carry any interest.
- The offer/s along with the aforesaid Earnest Money Deposit (EMD) can be submitted either "online" through the portal https://bankauctions.in along with the EMD and scanned copy of KYC documents including PAN Card & address proof, to the service provider or through submitting sealed cover comprising bid form, EMD and KYC documents and it should reach the respective branch offices of GIC Housing Finance Ltd., mentioned above on or before EMD Submission due date.
- That, after opening the tenders, the intending bidders who have submitted their bids for not less than the reserve price will be given an opportunity at the sole discretion of the Authorized Officer to increase the bidding amount.
- The successful bidder/s shall deposit 25% of the amount of sale price, adjusting the EMD paid already, immediately on acceptance of offer by the Authorized officer in confirmation of the sale, failing which the earnest money deposited shall be forfeited. The balance 75% of the sale price is payable within 15 days from the date of redemption of the sale solely at the discretion of the Authorized Officer. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited. The Authorized Officer shall not be required to give any further notice of forfeiture to the successful bidder.
- Bidders are bound by the principle of "caveat emptor" (Buyer Beware) and advised to conduct their own due diligence to find any encumbrances, statutory liabilities and any other applicable tax etc. in respect of the said properties. The Successful bidders shall have to bear all outgoing i.e., municipal taxes, maintenance/society charges, electricity charges, water charges, stamp duty, registration charges, (if applicable), if any and all other incidentals charges, cost including all outgoing relating to the respective properties other than the sale price.
- The successful bidder should bear the charges/fees payable on sale certificate, such as registration fees, stamp duty, taxes, or any other duties payable for getting the secured asset transferred in his/her name.
- Sale Certificate will be issued only in the name of the successful bidder and only after receipt of the entire /sale price.
- Inspection of the above said properties can be given on request and as per convenience of Authorized Officer.
- The Authorized Officer is not bound to accept the highest offer or any or all offers and reserves the right to accept or reject any or all the tenders without assigning any reason thereof.
- GICHL is not responsible for any liability whatsoever pending upon the properties as mentioned above. The property shall be auctioned on "As is where is", "As is what is", "Whatever there is" and without any recourse basis.
- In case the borrowers/mortgagor approaches GICHL before confirmation of sale, offering contractual dues + expenses + interest @ 15 % from date of proclamation of sale + 5% of the purchase money (in case after sale which is to be paid to successful bidder) and requests for cancellation of the sale, GICHL shall accept the amount and hand over the possession to Borrower / Mortgagor.
- The highest bidder has to pay 25% (inclusive of earnest money deposited) of the bid amount in terms of the sale notice immediately and the balance 75% of the bid amount is payable in 15 days or such other extended period as agreed upon between the parties (AO and the successful bidder).
- Minimum Bid increment value is Rs.10, 000/-

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

For detailed terms and Conditions of the sale and full description of the properties please refer to the website of approved e-auction service provider M/s.4 closure and website https://bankauctions.in.

For GIC Housing Finance Ltd.

Sd/-
Authorised Officer

Date : 14.10.2026
Place : HINJEWADI