

 RBL BANK LTD. Registered Office: 1st Lane, Shahupuri, Kolhapur-416001 Branch Office at: RBL Bank Limited, 9th Floor, Techniplex-I, Off Veer Savarkar Flyover, Goregaon (West) Mumbai-400 062					
Securitisation Notice under S. 13(2) of SARFAESI Act, 2002.					
We, RBL Bank Limited the secured creditor of Applicant & Co-Appliment mentioned in below mentioned columns, do hereby inform you all that your account has been classified as Non-performing Account (NPA) in pursuant to the defaults in making payment / repayment of principal and interest and the amount mentioned in the below mentioned columns is now due and payable by you as on the date of the notice, together with further interest thereon to RBL Bank Ltd. In spite of our repeated demands, you have failed and neglected to make payment / amount(s) outstanding in your account(s) and you have not discharged your liabilities. We, therefore, issued notice under section 13(2) of Chapter III of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, demanding payment of the amounts together with further interest applicable at the contracted rates, costs, charges, other moneys to discharge your liabilities in full within 60 days from the date of the notice.					
Loan Account Nos., Name of the Borrowers, 13(2) Notice details and Symbolic Possession Date	Mortgaged Property Details				
1) Mr. Sandip Devidas Khairnar (Applicant & Mortgagor) 2) Mrs. Swati Sandip Khairnar (Co-Appliment & Mortgagor) Address of Correspondence 1) Flat No. 104, First Floor, Rutvik Prem Complex, Thit Hospital Nagar Road, Perna Phata, Pune, MH 412216. 2) Plot no. 131 B, Gat No. 969, village Perane, Perane Phata, Pune Nagar Road, Next to Perane Toll Naka, Taluka-Haveli, District- Pune 412216.	Description of Mortgaged Property Property Owned by Mr. Sandip Devidas Khairnar & Mrs. Swati Sandip Khairnar: All that piece and parcel of Immovable property of Plot No. 131 B an area admeasuring 800 Sq. Fts. from and out of the entire landed property Gat. No. 969 lying, being and situated at village Perane, Perane Phata, Pune Nagar Road, Taluka-Haveli, District- Pune 412216 within the limits of Perane, Grampanchayat and within the jurisdiction of Sub-Registrar Haveli no. 1 to 27, which is bounded and surrounded by: On or towards East: By 15 Ft. Wide Common Road, On or towards South: By Property of Pvt. Plot No. 131 A, On or towards West: By Property of Pvt. Plot No. 132. On or towards North" By Property of Pvt. Plot No. 132.				
<table border="1"> <tr> <th>Loan Account No</th> <th>Loan Amount</th> </tr> <tr> <td>809002075647</td> <td>Rs.12,00,000/-</td> </tr> </table>	Loan Account No	Loan Amount	809002075647	Rs.12,00,000/-	
Loan Account No	Loan Amount				
809002075647	Rs.12,00,000/-				
NPA Date: : 30/06/2023 13(2) Notice dated : 25/09/2025 13(2) Notice amount: Rs 7,30,618/-					
Now the authorized officer of RBL Bank Ltd. do hereby publish the contents of the above demand notice as provided under the Rules for discharge your liabilities in full, failing which, we shall, without any further reference, be constrained to enforce the above-mentioned security created by you in our favour by exercising any or all the rights given under the said Act. Please note that this publication is made without prejudice to such rights and remedies as are available to RBL Bank against the borrower and the guarantors of the said financial under law. You are further requested to note that as per section 13(13) of the said Act, you are restrained/prohibited from disposing of or dealing with the above security or transferring by way of sale, lease or otherwise of above secured asset, without our prior written consent Sd/- RBL Bank Ltd. Date : 1/10/2025 Authorised Officer - Abhay Nikam					

E-AUCTION SALE NOTICE EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED CIN: U67100MH2007PLC174759 Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098 E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE SECURED ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ALONG WITH RULE 9(1) READ WITH RULE 8 (5) AND (6) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.								
The financial facilities of Assignor mentioned herein (hereinafter referred to as "Assignor/Original Lender") have been assigned to Edelweiss Asset Reconstruction Company Limited acting in its capacity as trustee of various trusts mentioned clearly in column provided. Pursuant to the said assignment, EARC stepped into the shoes of the Assignor and exercises its rights as the secured creditor. That EARC, in its capacity as secured creditor, had taken possession of the below mentioned immovable secured assets under 13(4) of SARFAESI Act and Rules there under. Notice of 15 days is hereby given to the public in general and in particular to the Borrower and Guarantor (s) that the below described immovable secured assets mortgaged in favor of the Secured Creditor, the physical possession of which has been taken by the Authorised Officer (AO) of Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis, for recovery of the amounts mentioned herein below due to EARC together with further interest and other expenses/costs thereon deducted for any money received by EARC from Borrower and Guarantor. The Reserve Price and the Earnest Money Deposit are mentioned below for each property.								
DETAILS OF SECURED ASSET PUT FOR AUCTION:								
Sl. No	Loan Account No/Selling Institution	Name of Borrower/ Co Borrower	Trust Name	TOTAL OUT-STANDING DUE AS ON 30.09.2025	Reserve Price (In Rs)	Earnest Money Deposit (EMD) In Rs	Date & Time Of Auction	Type of Possession
1.	187010000138	Mr. Ananata Abaji Sawant ("Borrower"), Mrs. Mangal Ananta Sawant ("Co-Borrower"), & Mr. Akash Ananta Sawant ("Co-Borrower")	EARC-TRUST-SC-478	₹ 24,71,502.20/-	₹ 12,52,000/-	₹ 1,25,200/-	28.10.2025 11:00 AM	Physical
DESCRIPTION OF PROPERTY:- Flat No.26,3rd Floor, Building No.C, Bhagwan Gautam Buddha Magasvargiya Sahakari Gruhrachana Sanstha Maryadit, S.No.5, Hissa No.5/12/5/6 & Others, Village Kondhwa Budruk, Tal. Haveli, Dist. Pune 411048. Note:- Earlier auction was held on Sep 24 but failed due to want of bidders. It is hereby recalled/withdrawn any earlier Auction Notice from immediate effect, and this notice shall be considered.								
2.	1870000000 163	Amit Suresh Naidu (Borrower) Arpita Amit Naidu (Co-Borrower)	EARC-TRUST-SC-478	₹ 23,23,476.79/-	₹ 15,33,000/-	₹ 1,53,300/-	28.10.2025 11:30 AM	Physical
DESCRIPTION OF PROPERTY:- Flat No.C4,2nd Floor, Milkarit No 0596 New,0443 Old, Gat No.181, Village Somatane, Tal. Maval Dist Pune 410506 Note:- Earlier auction was held on Sep 24 but failed due to want of bidders. It is hereby recalled/withdrawn any earlier Auction Notice from immediate effect, and this notice shall be considered.								
3.	1970900001 605	Mr Vishal Vittal Jadhav ("Borrower"), Mrs. Swati Vishal Jadhav ("Co-Borrower")	EARC-TRUST-SC-478	₹ 27,81,130.90/-	₹ 14,45,000/-	₹ 1,44,500/-	28.10.2025 12:00 NOON	Physical
DESCRIPTION OF PROPERTY:- Flat No. 13, Third Floor, Type B, Building No. 10, Wing No. B, Dreams Niwara Phase-II, Gat No. 528 (Part) & 529, Village/City: Koregaon Mul, Taluka: Haveli, District: Pune, Pincode: 412202. Note:- Earlier auction was held on Mar 24 but failed due to want of bidders Earlier auction was held on Sep 24 but failed due to want of bidders. It is hereby recalled/withdrawn any earlier Auction Notice from immediate effect, and this notice shall be considered.								
Important Information regarding Auction Process:								
1] All Demand Drafts (DD) shall be drawn in favor of "Edelweiss Asset Reconstruction Company Limited-EMD Account" and payable at Mumbai. 2] EMD Payments made through RTGS shall be to: Name of the Account No: EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT" Account No: 000405158602 Name of the Bank: ICICI BANK IFSC Code: IFSC ICIC0000004 3] Last Date of Submission of EMD Received 1 day prior to the date of auction 4] Place for Submission of Bids 1st Floor, Edelweiss House, off CST Road, Kalina, Mumbai-400098 5] Place of Auction (Web Site for Auction) E-Auction (https://auction.edelweissarc.in) 6] Contact details Toll free no – 18002666540 Website - https://auction.edelweissarc.in/ 7] Date & Time of Inspection of the Property As per prior appointment For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. https://auction.edelweissarc.in Sd/- Authorized Officer Date: 03.10.2025 For Edelweiss Asset Reconstruction Company Limited								

E-AUCTION SALE NOTICE EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED CIN: U67100MH2007PLC174759 Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098 E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE SECURED ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (HEREINAFTER REFERRED TO AS "SARFAESI ACT") READ WITH PROVISIO TO RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES").								
The financial facilities of Assignor mentioned herein (hereinafter referred to as "Assignor/Original Lender") have been assigned to Edelweiss Asset Reconstruction Company Limited acting in its capacity as trustee of various trusts mentioned clearly in column provided. Pursuant to the said assignment, EARC stepped into the shoes of the Assignor and exercises its rights as the secured creditor. That EARC, in its capacity as secured creditor, had taken possession of the below mentioned immovable secured assets under 13(4) of SARFAESI Act and Rules there under. Notice of 30/15 days is hereby given to the public in general and in particular to the Borrower and Guarantor (s) that the below described immovable secured assets mortgaged in favor of the Secured Creditor, the physical possession of which has been taken by the Authorised Officer (AO) of Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis, for recovery of the amounts mentioned herein below due to EARC together with further interest and other expenses/costs thereon deducted for any money received by EARC from Borrower and Guarantor. The Reserve Price and the Earnest Money Deposit are mentioned below for each property.								
DETAILS OF SECURED ASSET PUT FOR AUCTION:								
Sl. No	Loan Account No/Selling Institution	Name of Borrower/ Co Borrower	Trust Name	Total Outstanding Dues in INR as on 26-09-2025	Reserve Price (In Rs)	Earnest Money Deposit (EMD) In Rs	Date & Time Of Auction	Type of Possession
1.	541014/ HDB FINANCIAL SERVICES LTD.	1.Mr. Anand Harikisan Dayama (Borrower) 2.Mrs. Deepthi Anand Dayama (Co-Borrower) 3.Mrs. Asha Harikisan Dayama (Co-Borrower)	EARC-TRUST SC 410	₹ 95,79,392.30	₹ 22,00,000/- (Rupees Twenty-two Lakhs Only)	₹ 02,20,000/- (Rupees Two Lakh Twenty Thousand Only)	28-10-2025 & 01.30 PM	Physical
PROPERTY DESCRIPTION: All Piece And Parcel Of Flat No. 2 On First Floor In A Building Known As "Shree Krishna Apartment" Situated On Land Bearing S. No. 16/1/3, Admeasuring About 740 Sq. Ft. At Village Vadgaon Bk, Taluka Haveli, Dist. Pune, Within The City Limits Of Pune Municipal Corporation, City: State: Pincode: 411051.								
2.	PRO0412616 & PRO0405878/ SBFC Finance Private Limited	1. Veena Prashant Bhople ("Borrower") 2. Prashant Pandurang Bhopale ("Co-Borrower")	EARC-TRUST SC 424	₹ 36,75,044.95	₹ 10,50,000/- (Rupees Ten Lakhs Fifty Thousand Only)	₹ 1,05,000/- (Rupees One Lakh Five Thousand Only)	28-10-2025 & 01.00 PM	Physical
PROPERTY DESCRIPTION: All That Piece And Parcel Of The Plot Having Flat No. B-3/5, Admeasuring 555 Sq.Fts. I.E. 51.57 Sq.Mtrs. Built-Up, On First Floor Of The Building Known As "Gaurishankar Park Building No.3 Sahakar Gruharachana Sanstha Maryadit", b" Wing, Situated At Sr. No.5, Hissa No.24, At Village Dhayari, Taluka Haveli, District Pune -411041 And Bounded By: East- Building West- B-2 Building North- Building South- Road								
3.	LPUN-STH000069363/ SBFC Finance Limited	1. Vishal Gund ("Borrower") 2. Veena Purshottam Gund (Co-Borrower)	EARC-TRUST SC 401	₹ 66,46,128.68	₹ 63,00,000/- (Rupees Sixty-three Lakhs Only)	₹ 06,30,000/- (Rupees Six Lakh Thirty Thousand Only)	28-10-2025 & 02.00 PM	Physical
PROPERTY DESCRIPTION: All That Part And Parcel Of The Property Bearing Flat No.405, Admeasuring 1363 Sq. Ft., 3rd Floor, A Wing, Sinhgad Darshan, Sr.No.14, Hissa No.4b, Vadgaon Khurd, Pune 411041, Bounded As East – Building Space, West – Staircase, North – Building Space And South – Flat No.406.								
Important Information regarding Auction Process:								
1] All Demand Drafts (DD) shall be drawn in favor of "Edelweiss Asset Reconstruction Company Limited-EMD Account" and payable at Mumbai. 2] EMD Payments made through RTGS shall be to: Name of the Account No: EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT" Account No: 000405158602 Name of the Bank: ICICI BANK IFSC Code: IFSC ICIC0000004 3] Last Date of Submission of EMD Received 1 day prior to the date of auction 4] Place for Submission of Bids 1st Floor, Edelweiss House, off CST Road, Kalina, Mumbai-400098 5] Place of Auction (Web Site for Auction) E-Auction (https://auction.edelweissarc.in) 6] Contact details Toll free no – 18002666540 Website - https://auction.edelweissarc.in/ 7] Date & Time of Inspection of the Property As per prior appointment For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. https://auction.edelweissarc.in Sd/- Authorized Officer Date: 04.10.2025 For Edelweiss Asset Reconstruction Company Limited								



 UGRO Capital Limited 4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, 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) 2) SUVARNA MOHAN MARKAD (Co-applicant and Mortgagor) 3) MOHAN PUNJAB MARKAD (Co-applicant and Mortgagor) LAN – UGPUNSS0000064270	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 Flat No. 308 Situated On Third Floor Admeasuring 68.27 Sq. Mtrs. Ie. 735 Sq. Ft. (Including Areas, Facilities, Amenities Therein) In The Society Known As "Mahalaxmi Co-Operative Housing Society Ltd.", Situated At Survey No. 685, Hissa No. 2a Having City Survey No. 1756 Of Village Blawewadi, 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 Sharda 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.216 Admeasuring Total Area 00 H 22 R Out Of Which Area Admeasuring 261.82 Sq. Mtrs. Along With Construction Constructed Thereon Situated At Village Ambegon 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 Kapse; On Or Towards South: By 20 Fts. 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 – UGPUNSS0000039644	Demand Notice Date: 10.Sep.2025 Notice Amount: Rs. 8,401,391,000/- As on 8/9/2025
Description of Secured Asset(s):- Details All That Consisting Of Twin Bangalow 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 Talegaon Dabhadre (Shahar), Taluka Vadgaon Maval, District Pune. (Hereinafter Referred To As "Said Twin Bangalow")		
3.	1) VAISHALI ENTERPRISES THROUGH PROP. MRS. VAISHALI DATTA PAWAR (BORROWER AND MORTGAGOR) 2) MALAN KASHINATH PAWAR (CO-APPLICANT) 3) VAISHALI DATTA PAWAR (CO-APPLICANT) 4) DATTA KASHINATH PAWAR (CO-APPLICANT) LAN – HCFUNSE00001031088	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 Wadhmukhwadi, Tal. Haveli, Dist. Pune Property No.2: All That Piece And Parcel Of Land Admeasuring 00H-01R Along With Construction Of Building Consisting 3 Floors Totally Admeasuring 187.57 Sq. Mtr. (As Per Regularization Certificate) Out Of Land Bearing S.No.53/1b/61, Situated At Pimple Gurav, Taluka Haveli, District Pune.		
4.	1) WORLD LAB PHARMACEUTICALS 2) VARSHA SUDNYAN CHIKHALE 3) SUDNYAN V CHIKHALE LAN – UGPUNSS0000059993	Demand Notice Date: 10.Sep.2025 Notice Amount: Rs. 1,74,99,278.00/- As on 9/9/2025
Description of Secured Asset(s):- All That Part And Parcel Of Commercial Unit 1 (Consisting Of Hotel Space (+) One Shop (+) One Store (+) One Kitchen & One Toilet) Totally Admeasuring Built-Up Area 1124 Sq.Fts. I.E. 104.46 Sq.Mtrs. On The Ground Floor In Building No.A", Which Is Constructed Upon "Land Totally Admeasuring 271.6 Sq.Mtrs. Comprising Of Land Bearing City Survey No.354 – 133.20 Sq.Mtrs. + City Survey No.355 – 12.20 Sq.Mtrs. + City Survey No.356 – 11.60 Sq.Mtrs. + City Survey No.357 – 23.40 Sq.Mtrs. + City Survey No.358 – 22 Sq.Mtrs. + City Survey No.359 – 13.90 Sq.Mtrs. + City Survey No.360 – 12.90 Sq.Mtrs. + City Survey No.361 – 13.40 Sq.Mtrs. + City Survey No.362 – 13.60 Sq.Mtrs. & City Survey No.363 – 15.40 Sq.Mtrs. (Old Survey No.3, Hissa No.361); Situate, Lying & Being At Village Rahatani, Taluka Haveli, District Pune" Within The Local Limits Of Pimpri Chinchwad Municipal Corporation And More Particularly Within The Jurisdiction Of Sub-Registrar Offices In Taluka Haveli (Pune). The Said Land Is Bounded As Follows- On Or Towards East: By Remaining Property Of Subject Survey Number. On Or Towards South: By Rahatani Pimple Saudagar Road On Or Towards West: By Rahatani Main Road On Or Towards North: By Remaining Property Of Subject Survey Number.		
The borrower(s) are hereby advised to comply with the demand notice(s) and pay the demand amount mentioned therein and hereinabove within 60 days from the date of this publication together with applicable interest, late payment penalty, bounce charges, cost and expenses etc. till the date of realization of the payment. The borrower(s) may note that UGRO Capital Limited is a Secured Creditor and the loan facility availed by the borrower(s) is a secured debt against the immovable property(ies) being the secured asset(s) mortgaged by the borrower(s) with UGRO Capital Limited. In the event, the borrower(s) are failed to discharge their liabilities in full within the stipulated time, UGRO Capital Limited shall be entitled to exercise all the rights under Section 13(4) of the Act to take possession of the Secured Asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder in order to realize the dues in the loan account of the borrower(s). UGRO Capital Limited is also empowered to ATTACH AND/OR SEAL the Secured Asset(s) before the right to sale or transfer. Subsequent to the sale of the Secured Asset(s), UGRO Capital Limited also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the Secured Asset(s) is insufficient to cover the dues payable by the borrower(s) to UGRO Capital Limited. This remedy is in addition and independent of all other remedies available to UGRO Capital Limited under any other law. The attention of the borrower(s) is invited to Section 13(8) of the Act in respect of time available, to redeem the Secured Asset(s) and further to Section 13(13) of the Act, whereby the borrower(s) are restrained/prohibited from disposing or dealing with the Secured Asset(s) or transferring the same by way of sale, lease or otherwise (other than in ordinary course of business) any of the Secured Asset(s) without prior written consent from UGRO Capital Limited and non-compliance of the above is an offence punishable under Section 29 of the Act. The copy of the demand notice(s) is available with the undersigned and the borrower(s) may, if they so desire, collect the same from the undersigned.		
Sd/- (Authorized Officer) Date: 04.10.2025 For UGRO Capital Limited, authorised.officer@ugrocapital.com		

 Asset Recovery Branch : Suyog Plaza, 1st Floor, 1278, Jangali Maharaj Road, Deccan Gymkhana, Pune - 411 004, Email : ubin0578789@unionbankofindia.bank					
DEMAND NOTICE UNDER SEC.13 (2)					
Ref: ARB/PUNE/614/2025	Date: 18/09/2025 Place: Pune				
To,					
1. Mr. Akhilesh Singh (Borrower) , Flat No 701, 7th Floor, Wing No L, Akruiti Countrywoods, Hubtown Countrywoods Co-op Hsg Society, S No 45 (p), Mauje-kondhwa Bk., Tal. Haveli, Pune 411048. 2. Mr. Akhilesh Singh (Borrower) , Flat No 206, 2nd Floor, Hb Town Countrywoods, Kondhwa, Tal-haveli, Pune 411037. 3. Mr. Akhilesh Singh (Borrower) , Plot No. 34 A, Ganpati Vatika, Gulab Nagar, Narayach, Rambagh, Agra, Uttar Pradesh - 282006 4. Mr. Akhilesh Singh (Borrower) , Jmd Trading Company, Shop No. 721, Market Yard, Gultekali, Pune – 411037. 5. Mrs. Sonam Devi (Co-borrower) , Flat No 701, 7th Floor, Wing No L, Akruiti Countrywoods, Hubtown Countrywoods Co-op Hsg Society, S No 45 (p), Mauje-kondhwa Bk, Tal-haveli, Pune 411048. 6. Mrs. Sonam Devi (Co-borrower) , Flat No 206, 2nd Floor, Hb Town Countrywoods, Kondhwa, Tal-haveli, Pune 411037. 7. Mrs. Sonam Devi (Co-borrower) , 99, Bas Sona, Khandoli, Chaugan, Agra, Chhalesar, Uttar Pradesh - 282006 Sir/Madam,					
Notice under Sec.13 (2) read with Sec.13 (3) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.					
You the addressee No. 1 and 2 herein have availed the following credit facilities from our Gidney Park Branch and failed to pay the dues / instalment / interest / operate the accounts satisfactorily and hence, in terms of the RBI guidelines as to the Income Recognition and Prudential Accounting Norms, your account/s has/have been classified as Non-Performing Asset as on 29/06/2023. As on 31/05/2025 a sum of Rs. 34,48,972.52 (Rupees Thirty Four Lakhs Fourty Eight Thousand Nine Hundred Seventy Two Paise Fifty Two Only) is outstanding in your account/s.					
The particulars of amount due to the Bank from No. 1 and 2 of you in respect of the aforesaid account/s are as under:					
Type of Facility	Outstanding amount as on date of NPA i.e. as on 29/12/2023	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.)
311430100001273	28,35,783.52	5,49,045.00	344.00	63,800.00	34,48,972.52
Total Dues: Rupees Thirty Four Lakhs Fourty Eight Thousand Nine Hundred Seventy Two Paise Fifty Two Only.					
To secure the repayment of the monies due or the monies that may become due to the Bank , Mr. Akhilesh Singh and Mrs. Sonam Devi have executed documents on 04/10/2018 created security interest by way of Mortgage of immovable property described herein below:					
Mortgage of immovable property described herein below:					
All that piece & parcel of Flat bearing No. 701 admeasuring carpet area 444 sq.ft. i.e. 41.27 sq. mtrs. Along with exclusive right to use adjacent additional useable area 41 sq.ft. i.e. 3.81 sq.mtrs., situated on the 7th Floor of the L Wing along with Parking admeasuring 107 sq.ft. in the project known as Hubtown Countrywoods (Formerly known as Ackruti Countrywoods) and in the Society known as Hubtown Countrywoods L Wing Co-Operative Housing Society Ltd, S No 45 (P), Mauje Kondhwa Bk, Tal – Haveli, Pune - 411048 and within the limits of the Pune Municipal Corporation, Bounded as under:- On or towards East : Flat No. 702, On or towards West : Wing "M", On or towards North : Open Space, On or towards South : Passage, Staircase and Flat no 704,					
Therefore, you are hereby called upon in terms of section 13(2) of the Securitisation and Reconstruction of Financial Assets and enforcement of Security Interest Act, 2002, to pay a sum Rs. 34,48,972.52 (Rupees Thirty Four Lakhs Fourty Eight Thousand Nine Hundred Seventy Two Paise Fifty Two) as on 31.08.2025 together with further interest and charges at the contractual rate as per the terms and conditions of loan documents executed by you and discharge your liabilities in full within 60 days from the date of receipt of this notice, failing which, we shall be constrained to enforce the aforesaid securities by exercising any or all of the rights given under the said Act.					
As per section 13 (13) of the Act, on receipt of this notice you are restrained /prevented from disposing of or dealing with the above securities without the consent of the bank.					
Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI in respect of time available, to redeem the secured assets.					
Amit thorat Chief Manager & Authorized Officer For Union Bank of India					
Note: Whereas previous notices issued under the SARFAESI Act 2002, is hereby withdrawn. This notice prevails over all action taken by Bank under SARFAESI Act 2002.					

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

PUBLIC NOTICE

Notice is hereby given to members of the public that our client intends to purchase from **BRAMHACORP LIMITED**, A Limited Company incorporated and registered under the provisions of the Companies Act, 1956 and deemed existing under the provisions of the Companies Act, 2013, having its Corporate Identity Number U70101PN2012PLC142705 and having its registered office at 12A, PLOT NO. 99, NEXT TO SHERATON GRAND, RD&M ROAD SANGAMWADI, PUNE CITY, PUNE MAHARASHTRA, INDIA, 411001 through its duly authorized signatory and Director Mr. KARAN VINOD KUMAR AGRAWAL, and Director Mr. HIMANSHU VINODKUMAR AGRAWAL.

All that peace and parcel Residential Apartment No. 105, on 1st Floor, Admeasuring 42.79 Sq. Mtrs. Carpet along with attached balcony area 8.39 Sq. mtrs. and One Bike Parking at situated on the Basement Parking Level in the Project known as "BRAMHACORP SMART" Which is constructed on the land bearing S. No. 4 Hissa No. 3/1 and S. No. 4 Hissa No. 3/2 situated at village Mouje Wadgaon-Sheri, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation, within the jurisdiction of Sub-Registrar Haveli.

All or any person/s, (corporate or otherwise) including any banks, financial institutions, legal entities, or any other party or person having any valid and legal right, title, claim, demand or interest, by virtue of any sale gift, lease, tenancy, license, exchange, partition, mortgage, charge, lien, inheritance, succession, trust, maintenance, possession, easement, agreement, lis-pendens, stay order, attachment, decree, specific performance or otherwise or any other right of whatsoever nature to the Scheduled Property are hereby notified to make the same known in writing to the undersigned along with supporting documents within a period of 7 days from the date of publication hereof, failing which our client shall be entitled to presume that no such right/claim or objection exists and/or the said parties has been waived and discharged and our client shall then be entitled to purchase the SCHEDULED PROPERTY.

Dated :- 03/10/2025
MAHESH P. PHULZALKE, ADVOCATE
 Address : CTS No. 1836, Bharti Apartment, Opp Sakal Office, Near Sakhar Sanshodhan Chowk, No. Taa. Wadi, Shivajinagar Pune - 411005
 Email : mphulzalk@gmail.com Mob. No. 9527323909 / 86684742

 ADITYA BIRLA HOUSING FINANCE LIMITED Registered Office- Indian Rayon Compound, Varanasi, Gujarat- 362266 Branch Office- 1st Floor Lohia Jain Arcade, 5 No. 106, Near Charturshrung Temple Senapati Bapat Road, Pune-411016	
APPENDIX IV [See Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002] Possession Notice (For Immovable Property)	
Whereas, The undersigned being the authorized officer of Aditya Birla Housing Finance Limited 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 had issued a demand notice dated 11-07-2025 calling upon the borrowers SATISH DINKAR PATIL AND SHAMAL SATISH PATIL mentioned in the notice being of INR 10,68,458/- (Rupees Ten Lakh Sixty Eight Thousand Four Hundred Fifty Eight Only) within 60 days from the date of receipt of the said notice.	
The borrowers having failed to repay the amount, notice is hereby given to the borrowers and to the public in general that the undersigned has taken Possession of the property described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said Act. read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 01 day of October of the year, 2025. The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Aditya B	