HERO HOUSING FINANCE LIMITED

Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057 Phone: 011 49267000, Toll Free Number: 1800 212 8800, Email: customer.care@herohfl.com Website: www.herohousingfinance.com | CIN: U65192DL2016PLC30148 Contact Address: 3rd Floor, 301 to 304 , A-wing, Kapil Tower, Dr Ambedkar Road, Near RTO office, Pune, Maharashtra - 411001.

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(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notices 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 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)
HHFSVNLAP23000042843	Sanjay Dnyanoba Kadu, Monika Sanjay Kadu	20-11-2025, Rs.9,47,786/- due as on 18-11-2025	20.09.2026 (Physical)
Description of Secured Assets/Immovable Properties: All That Piece And Parcel of Flat No.11 Area Admeasuring 566 Sq. Ft. I.E. 52.60 Sq. Mtr. Built Up on 2nd Floor, In The Building Known As "Shreya Residency", Constructed on Land Bearing Survey No. 46, Hissa No.1, Total Area Admeasuring 00 H. 39 Aar Assessemnt Rs.00 Paise 31, Private Plot No. 16, Area Admeasuring 5000 Sq. Fts. At Village Dhayari, Taluka Haveli Dist **Pune**. Boudries: - Towards East: Flat No.12, Towards West: Flat No.10, Towards South: Open Passage, Towards North: Open Space of Society.			
HHFPUNLAP 20000009260	Shreyash Infra, Rakesh Ashwin Barate, Pallavi Rakesh Barate	20-12-2025, Rs.27,39,166/- due as on 15-12-2025	19.09.2026 (Physical)
Description of Secured Assets/Immovable Properties: All That Piece And Parcel of E Flat No. 1004, Admeasuring About 60.40 Square Meter, on The 10th Floor, Along With Terrace Admeasuring About 6.87 Square Meter, In The Wing B, In The Building Known As, Devarshi Complex, Which Is Constructed on The Property Bearing S No.43 Hissa No.72 Admeasuring About 01 Hector 10 Aar, Situated At Revenue Village Narhe, Taluka Haveli, District **Pune** Which is Within The Local Limits of Pune Metropolitan Region Development Authority Pune And Within The Jurisdiction of Registration District Sub-registrar Taluka Haveli, District Pune And Bounded As Follows: Boudries: - Towards East: Internal Open Space, Towards West: Flat No.1003 And Stair Case, Towards South: Flat No.1005, Towards North: Internal Open Space			
HHFPUNHOU 23000032962	Rajendra Dadu Jadhav, Sulochana Rajendr Jadhav, Prajwal Rajendra Jadhav, Priyanshu Rajendra Jadhav	13.10.2025, Rs. 23,37,515/- due as on 09-10-2025	17.09.2026 (Physical)
Description of Secured Assets/Immovable Properties: All That Piece And Parcel of Flat No.09 on Second Floor, Admeasuring Area 510 Sq.ft. I.e. 47.39 Sq.mtrs In The Building Known As Moraya Apartment, Situated At Survey No.66/1B/9, Cts No.1632 And 1633 And Survey No. 66/1C/6 At Village Sangvi, Taluka Haveli, Dist. **Pune**, Within The Local Limits of Pimpri Chinchwad Municipal Corporation And Within The Juridiction of Sub-registrar Haveli And Having Pcmc Property No.5/4/03671.00 Alongwith All Common Amenities And Facilities Provided By The Promoter And Builder.			

Date: -23.09.2026 Sd/- Authorised Officer
Place: - Pune For Hero Housing Finance Limited

CORRIGENDUM

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED
CIN: U67100MH2007PLC174759
Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

CORRIGENDUM TO AUCTION NOTICE

It is hereby informed to the general public that the Auction Notice published on **19.09.2026** in this newspaper, pertaining to the following Borrower/Co-Borrowers: **1. Sunita Pappu Binde (Borrower) 2. Pappu Laxman Binde(Co-Borrower) 3. Pooja Pappu Binde (Co-Borrower) LAN:- AFH000800918861 Trust :- EARC TRUST SC 510** In the aforesaid Auction Notice, the surname of the Borrower and Co-Borrowers was inadvertently published incorrectly.

The correct surname of the Borrower and Co-Borrowers is "BINDE."

All other terms and conditions of the said Auction Notice shall remain unchanged..

Date:- 23.09.2026 **Authorised Officer**
Place: MAHARASHTRA **Edelweiss Asset Reconstruction Company Limited**

Edelweiss Asset Reconstruction

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES

pnb Housing Finance Limited Ghar Ki Baat

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE ASSETS UNDER THE SECURITISATION 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)

Reg. Off.:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com

B.O.KOLHAPUR: 401/402, Fourth Floor, Matoshri Plaza,Venus Corner, Shahupuri, Kolhapur, Maharashtra - 416001, B.O.PUNE: Unit No. 601, 602, 603, 604, 605, 606, 6th Floor, Behind Pride Hotel Conclave, Shivajinagar, Pune, Maharashtra – 411005

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of **M/s PNB Housing Finance Limited**/Secured Creditor, will be sold on **"AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS"** as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in **M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.**

Loan No. Name of the Borrower/ Co- Borrower/Guarantor/Legal heirs(A)	Demanded Amount & Date (B)	Nature of possession (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances Court Case if any (K)
HOU/KOP/0618/545464 & NHL/KOP/0219/653316, Balu Tulashiram Jadhav/Rani Balu Jadhav, B.O.: KOLHAPUR	Rs. 73,30,409.69 & 30-09-2023	Physical Possession	Flat No 301, Third Floor, Om Heritage Apat, Plot No 57 R S No 1076/1, A Ward, Sane Guruji Vasahat, Kolhapur, Maharashtra, 416012, India.	Rs. 48,26,000	Rs. 4,82,600	22/10/2026	Rs. 10,000	13-10-2026 12:00pm to 04:00pm	23-10-2026 2PM to 03:00PM	NOT KNOWN
00156660001696 & 00156700002452 & NHL/PUN/0315/214075, Manik Amrut Bihani /Satish Bhagirath Bhutada /Rohit Amrut Bihani /Rohit Service Station, B.O.: PUNE	Rs. 2,52,97,396.91 & 09-12-2022	Physical Possession	Flat No. 101 & 102, 1st Floor, Aasmant, CTS No. 933A/1, Plot No. 317A/1, Behind Hotel Ambesider, Shivajinagar, Pune, Maharashtra, 411005.	Rs. 3,03,03,000	Rs. 30,30,300	22/10/2026	Rs. 2,00,000	16-10-2026 12:00pm to 04:00pm	23-10-2026 2PM to 03:00PM	NOT KNOWN

***Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.)** As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K **(2.)** The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. **(3.)** Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. **(4.) M/s C1 India Private Limited would be assisting the Authorised officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website -www.bankeauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Ganesh Ankush/ Nilakshi Patil, Toll Free No. - 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.**

PLACE : PUNE DATE :- 23.09.2026 SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

CAUTION NOTICE

Aditya Birla Capital Limited has proposed to sell by e-auction on 23.09.2026, under the SARFAESI Act, 2002, the following flats owned by Vrindavan Realtors: B/102 & B/302, Barsana Essencia; A/1103 & B/1103, Barsana Dham.

The credit facility in question was sanctioned to ARK Interior Solutions as the principal borrower. The flats are the property of Vrindavan Realtors partnership firm.

Vrindavan Realtors, Balkrishan Arora & Shesh Arora have challenged the said illegal action before the Debts Recovery Tribunal, Pune, with respect to the measures taken, including the reserve price fixed for the properties, by Aditya Birla. All prospective bidders and other persons are hereby cautioned NOT to participate in, bid at, or otherwise, deal with the said auction. Any person who proceeds shall be liable to be impleaded as a party to the proceedings and any bid, sale, confirmation or transfer made while the matter is pending shall be subject to the outcome of the proceedings. Also any person who proceeds will do so entirely at his or her own risk and consequences which shall not be binding on my clients and shall be liable for the consequences thereof including all costs, expenses, and liabilities.

Advocate Madhuri Vaidya
For Balkrishan Arora & Shesh Arora (Partners, Vrindavan Realtors)

PUBLIC NOTICE

Share Certificate No. 501-510 of Flat D-503, Aura County Building D Co-op. Hsg. Society Ltd., Wagholi, Pune, in the name of Mr. Shyam Manohar Juriasinghania, is lost/misplaced. **Ms. Rupali Ganpat Palve is the current owner of the said flat.** Lost Report No. 25475-2026 dated 21/02/2026 lodged at Wagholi Police Station.Claims/ objections, if any, must be submitted within 15 days of publication, failing which no claim will be entertained.

Rupali Ganpat Palve | Contact: 9975834626

HFS Hiranandani Financial Services

HIRANANDANI FINANCIAL SERVICES PRIVATE LIMITED

Corporate Office: 9th Floor, Sigma Towers, Hiranandani Business Park, Technology Street, Powai, Mumbai - 400076. **Email:** wecare@hfs.in • **Website:** www.hfs.in • **Tel. No.:** 022-25763623 • **CIN No.:** U65999MH2017PTC291060

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 Authorized Officer of Hiranandani Financial Services Pvt. Ltd. (herinafter referred to as " HFS") under the Act and in exercise of the powers conferred under Section 13(12) of the Act read with 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 borrower(s) is / are avoiding the service of the Demand Notice(s), therefore the service of notice is being effected by affixation and publication as per Rules. The contents of Demand Notice(s) are extracted herein below:

Loan Account No. & Name of the Borrower / Co-Borrowers / Address	Dt. of Demand Notice U/s. 13(2) & Total O/s.	Description of Secured Assets / Mortgage Property
LAN : 4375026101022997 **Customer ID 70592** **1. Mukesh Chhaganbhai Patel (Borrower)** **2. Dipika Mukesh Patel (Co-Borrower)** **Add For Sr. No. 1 & 2 :** Dakavewadi Sarud, Kolhapur, Kolhapur, Maharashtra, 416214	**Dated :** 18-September-2026 **Rs. 57,43,170/- (Rupees Fifty-Seven Lakh Forty-Three Thousand One Hundred & Seventy Only)** as on **10-09-2026** & **NPA DATE : 02-09-2026**	**SCHEDULE - I** All That Piece And Parcel of Property - GP Milkat No. 1476/1, Vadhiv Gavthan, Near Sarud Bus Stand And GP Milkat No.1203, Gavthan, Near Datta Mandir AP Sarud, Tal Shahuwadi Dist Kolhapur 416214, Kolhapur Near Bus Stand Sarud Maharashtra 416214, **SCHEDULE – II 1.** All That Piece And Parcel of Property Bearing G.p. Milkat No. 1203, Having An Area Admeasuring At 113.00 Sq. Mtrs. (1205.00 Sq. Ft.) Along With Construction Thereon Situated At Within The Local Limits of Grampanchayat Sarud, Talshahuwadi, Dist-Kolhapur And Also Within The Jurisdiction of Sub Registrar, Shahuwadi, Property Boundaries- East: Road, West: Road, South: Property of Vasant Desai, North: Property of Nilesh Gholap, **2.** Property Bearing G.P. Milkat No. 1476/1 (Having Old G. P. Milkat No. 1476) Having An Area Admeasuring At 404.67 Sq. Mtrs. (4355.86 Sq. Ft.) Along With Construction Thereon Situated At Within The Local Limits of Grampanchayat Sarud, Tal-shahuwadi, Dist Kolhapur And Also Within The Jurisdiction of Sub Registrar, Shahuwadi, Property Boundaries- East: Panand Road, West: Bambavade Road, South: Panand Road, North: Property of Hari Baburao Ravan, Together With Anything Attached To The Earth or Permanently Fastened To Anything Attached To The Earth With All Present And Future Structures Thereon.
LAN : 4375026101030327 **Customer ID 88534** **1. Ajit Bhupal Chavan Borrower)** **2. Trupti Ajit Chavan (Co-Borrower)** **3. Abhishek Ajit Chavan (Co-Borrower)** **Also At Add For Sr. No. 1 To 3 :** Anusai Niwas Jakate Galli Kabnur, Hatkanangle, Kolhapur, Maharashtra, 416116	**Dated :** 18-September-2026 **Rs. 25,98,700/- (Rupees Twenty-Five Lakh Ninety-Eight Thousand Seven Hundred Only)** as on **10-09-2026** & **NPA DATE : 02-09-2026**	All That Piece And Parcel of Property Bearing G. P. Milkat No. 1663/44 Having An Area Admeasuring At 159.71 Sq. Mtrs. (i.e.1718.47 Sq. Ft.) Along With Construction Thereon Situated At Within The Local Limits of Grampanchayat Kabnur, Tal- Hatkanagale, Distkolhapur And Also Within The Jurisdiction of Sub Registrar, Ichalkaranji; Property Boundaries- East: Property of Ajit Chavan, West: Road, South: Property of Sandeep Shinde, North: Property of Kashinath Bodhale, Together With Anything Attached To The Earth or Permanently Fastened To Anything Attached To The Earth With All Present And Future Structures Thereon.

The borrower(s) are hereby advised to comply with the Demand Notice(s) and to pay the demand amount mentioned therein and herein above within 60 days from the date of this publication together with applicable interest, additional interest, bounce charges, cost and expenses till the date of realization of payment. The borrower(s) may note that HFS is a secured creditor and the loan facility availed by the Borrower(s) is a secured debt against the immovable property / properties being the secured asset(s) mortgaged by the borrower(s). In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time, HFS shall be entitled to exercise all the rights under section 13(4) of the Act to take possession of the secured assets(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 and realize payment. HFS is also empowered to ATTACH AND / OR SEAL the secured assets(s) before enforcing the right to sale or transfer. Subsequent to the Sale of the secured assets(s), HFS also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the HFS. This remedy is in addition and independent of all the other remedies available to HFS 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 assets and further to Section 13(13) of the Act, whereby the borrower(s) are restrained / prohibited from disposing of or dealing with the secured asset(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s), without prior written consent of HFS and non-compliance with the above is an offence punishable under Section 29 of the said Act. The copy of the Demand Notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours.

Sd/-
Place : Kolhapur Date : 23.09.2026 Authorised Officer, Hiranandani Financial Services Private Limited

NIDO HOME FINANCE LIMITED

(formerly known as Edelweiss Housing Finance Limited) Regd Office: 5th Floor ,Tower 3, Wing B, Kohinoor City Mall, Kohinoor City, Kirol Road, Kurla (W), Mumbai-400070.

nido HOME FINANCE

E-AUCTION – STATUTORY 15 DAYS SALE NOTICE

Sale by E-Auction under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and The Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to public in general and in particular to borrower and guarantor that below mentioned property will be sold on **"As is where is" , "As is what is" and "Whatever there is"** for the recovery of amount as mentioned in appended table till the recovery of loan dues. The said property is mortgaged to **Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited)** for the loan availed by Borrower(s), Co borrower(s) and Guarantor(s). The secured creditor is having Physical possession of the below mentioned Secured Asset.

Sl. No.	Name of Borrower(s)/Co Borrower(s)/ Guarantor(s)	Amount of Recovery	Reserve Price and EMD	Date & Time of the Auction
1	AROGYAM PATHOLOGY LABORATORY (Borrower) BIPIN SADASHIV KIRAD (Co-Borrower) ROHINI SADASHIV KIRAD (Co-Borrower) PRIYA BIPIN KIRAD (Co-Borrower)	**Rs.2,12,91,939.49/-** (Rupees Two Crore Twelve Lakhs Ninety-One Thousand Nine Hundred Thirty-Nine and Thirty-Nine Paisa Only) for **Lan no. L003SBIMT000005336343 as on 21.09.2026 + Further Interest thereon+ Legal Expenses**	**Rs.1,75,48,000/-** (Rupees One Crore Seventy-Five Lakhs Forty-Eight Thousand Only) **Earnest Money Deposit Rs.17,54,800/-** (Rupees Seventeen Lakhs Fifty-Four Thousand Eight Hundred Only)	**16.10.2026 Between 11.am to 12 Noon (With 5 Minutes Unlimited Auto Extensions)**
Date & Time of the Inspection: 01.10.2026 between 11.00 am to 3.00 pm			**Physical Possession Date:- 30.07.2026**	

Description of the secured Asset : All The Part And Parcel Of The Property Bearing Apartment No. A-5, Admeasuring 990.00 Sq. Ft. I.E. 92.00 Sq. Mtrs., (Flat No. 8 As Per Sanctioned Plan By Pmc) (Built-Up Area), On The Second Floor, Along With Terrace And Car Parking Admeasuring 9.29 Sq. Mtrs., Passage Portion Of Laying On The North Side Between Garage And Partition Wall Of Flat No. A1 & A2 Admeasuring 480.00 Sq. Ft. I.E. 44.61 Sq. Mtrs., And Along With 10.57 % Undivided Shares In Common Area And Facilities, In The Building Known As "Tirupati Apartment", Constructed On Land Admeasuring 759.00 Sq. Mtrs., Out Of Survey No. 32 A (Part) Corresponding C.T.S. No. 993 Situated At Nana Peth, District Pune, Which Is Within The Limits Of Pune Municipal Corporation And Within The Jurisdiction Of The Office Of The Sub – Registrar, Taluka – Haveli, District Pune.

Note:- 1) The auction sale will be conducted online through the website **https://sarfaesi.auctiontiger.net** and Only those bidders holding valid Email, ID PROOF & PHOTO PROOF, PAN CARD and have duly remitted payment of EMD through DEMAND DRAFT/ NEFT/RTGS shall be eligible to participate in this **"online e-Auction".**

2) The intending bidders have to submit their EMD by way of remittance by DEMAND DRAFT / RTGS/NEFT to: **Beneficiary Name:**, NIDO HOME FINANCE LIMITED **Bank:** STATE BANK OF INDIA, **Account No.** 65226845199, SARFAESI- Auction, NIDO HOME FINANCE LIMITED, **IFSC code:** SBIN0001593.

3) Last date for submission of online application BID form along with EMD is 15-10-2026.

4) For detailed terms and condition of the sale, please visit the website https://sarfaesi.auctiontiger.net or Please contact Mr. Maulik Shrimali Ph. +91- 6351896643/9173528727, Help Line e-mail ID: Support@auctiontiger.net.

Mobile No. 7400113287/ 7400110339 **Sd/- Authorized Officer**
Date: 23.09.2026 **Nido Home Finance Limited**
(formerly known as Edelweiss Housing Finance Limited)

ADITYA BIRLA CAPITAL HOME LOANS

Regd Office: Indian Rayon Compound, Veraval, Gujarat - 362 266 I [T] +91 2243567100 I (Toll free) 1800 270 7000 I CIN: U65922GJ2009PLC083779 I homefinance.adityabirlacapital.com
Branch Office : Aditya Birla Housing Finance Ltd , 1St Floor Lohia Jain Arcade , S No. 106 , Near Chartursshrung Temple Senapati Bapat Road ,Pune-411016

SALE NOTICE
[RULE 8(6) & 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002]
SALE BY PRIVATE TREATY OF IMMOVABLE ASSET CHARGED TO ADITYA BIRLA HOUSING FINANCE LIMITED UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. ("SARFAESI ACT")

The undersigned being the Authorized Officer of Aditya Birla Housing Finance Limited (hereinafter referred to as "ABHFL") has taken the physical possession of the immovable property being "ALL THAT PIECE AND PARCEL OF FLAT NO. 306, ON 3RD FLOOR, ADMEASURING CARPET AREA 415 SQ. FT. I.E. 38.59 SQ. MTR., SR. NO. 1355, KNOWN AS "SHAMBHAVI PALACE", CONSTRUCTED ON LAND BEARING GAT NO. 1355 (OLD GAT NO. 2341) SITUATED AT VILLAGE WAGHOLI (AVHALWADI), TALUKA HAVELI, DISTRICT PUNE, WAGHOLI PUNE, MAHARASHTRA-412207." (hereinafter referred to as "Secured Asset") under Section 13(4) of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act, 2002") which stood secured in favor of ABHFL towards financial facility, its outstanding dues of INR 3290726.07/- (Rupees Thirty Two Lakhs Ninety Thousand Seven Hundred Twenty Six and Paise Seven Only) and further interest and other expenses incurred thereon till the date of realization to the Borrowers/Co-Borrowers – KETAN SOLANKI, AMITA KETAN SOLANKI, M/S AUTOHOMES (hereinafter referred to as "Borrowers/Co-Borrowers").

That on failure of the public auctions/e-auctions of Secured asset the undersigned is enforcing its security interest against the said Secured Asset by way of sale through private treaty under the provisions of SARFAESI Act, 2002 and rules framed thereunder. The Authorized Officer has received an expression of interest from a prospective purchaser towards purchase of the abovementioned Secured Asset. Now, the Authorized Officer hereby giving the Notice to sell the aforesaid Secured Asset by Private Treaty in terms of Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002. The Sale will be effected on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THEREIS BASIS" on or after 15-10-2026, for recovery of INR 3290726.07/- (Rupees Thirty Two Lakhs Ninety Thousand Seven Hundred Twenty Six and Paise Seven Only) due to ABHFL from the Borrowers/Co-Borrowers. The reserve price of the Secured Asset is fixed at INR 1800000/- (Rupees Eighteen Lakhs Only)

The Borrowers/Co-Borrowers are hereby informed that all the requisitions under the provisions of SARFAESI Act, 2002 and the Security Interest (Enforcement) Rules, 2002 have been complied with, and ABHFL is now under the process of enforcing its security interest by effecting sale of the Secured Asset as mentioned herein by way of private treaty as prescribed under the provisions of Rule 8 (5) of Security Interest (Enforcement) Rules, 2002.

Further the Borrowers/Co-Borrowers attention is invited to provisions of sub-section (8) of Section 13 of SARFAESI Act, 2002 in respect of time available, to redeem the said Secured Asset.

Date: 23.09.2026 Authorised Officer
Place: PUNE Aditya Birla Housing Finance Limited

RBL BANK LTD.

RBL BANK apno ka bank

Registered Office: 1st Lane, Shahupuri, Kolhapur-416001
National Office: 9th Floor, Techniplex-I, Off Veer Savarkar Flyover, Goregaon (West) Mumbai - 400062.

Symbolic Possession Notice (For Immovable Property) Rule 8(1)

Whereas, the undersigned being the Authorized Officer of RBL BANK LTD. under the 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 a Demand Notice in the Loan Account & called upon the borrower/s to repay the amount mentioned in the notice total outstanding amount in the aforesaid Loan Account Nos. within 60 days from the date of receipt of the said notice (the details are mentioned in the below mentioned table). The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken the **Symbolic Possession** of the properties 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 the below mentioned date. 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 RBL BANK LTD for an above-mentioned amount and interest thereon.

Loan Account Nos., Name of the Borrowers, 13(2) Notice details and Symbolic Possession Date	Mortgaged Property Details
1) Mr. Shivappa Yallappa Chalvadi (Applicant & Mortgagor) **2) Mr.Shakaravva Shivappa Chalvadi (Co-Applicant)** **3) Prakash Dhondiram Ghatge (Co-Applicant)** **Address of Correspondence** 1) 9/102, Asara Nagar, Near Hanuman Temple, Ichalkaranji, District Kolhapur 416115. 2) Plot No.114, Laxminagar Village, Tardai, Hatkangale, Kolhapur 416115. **Loan Account Nos. : 809002477564** **Loan Amount : Rs.12,34,705/-** **NPA Date : 05/03/2026** **13(2) Notice dated : 12/06/2026** **13(2) Notice amount : Rs. 12,25,767.07/-** **Symbolic Possession Date - : 21/09/2026**	**Description of Mortgage Property Property Owned by Mr. Shivappa Yallappa Chalvadi** All the piece and parcel of Residential property bearing Plot No.114, admeasuring about 92.93 Sq. Mtrs., out of Gat No.585, Milkat No.5306, Laxminagar Village, From Mouje Tardal, Taluka Hatkangale, District Kolhapur 416 115, which is bounded and surrounded by… On or towards East : Property of Plot No.71, On or towards South : Property of Plot No.113, On or towards West : 25 Feet Road, On or towards North: Property of Plot No.115.

Your attention is invited to provisions of section 13(8) of SARFAESI Act for redemption of secured assets i.e. property mentioned hereinbefore by tendering the aforementioned outstanding dues together with all costs, charges and expenses incurred by our bank.

Place : Kolhapur **Sd/-**
Date : 21/09/2026 **RBL Bank Ltd.**

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES

pnb Housing Finance Limited Ghar Ki Baat

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE ASSETS UNDER THE SECURITISATION 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)

Reg. Off.:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com

B.O.PUNE: Unit No. 601, 602, 603, 604, 605, 606, 6th Floor, Behind Pride Hotel Conclave, Shivajinagar, Pune, Maharashtra – 411005, **B.O.KONDHWA:** 560, Fifth Floor, Marvel Vista, S.No 599A – 598 + 593A, Sahney Sujan Park, Lulla Nagar, Pune - 411040, **B.O.KOLHAPUR:** 401/402, Fourth Floor, Matoshri Plaza,Venus Corner, Shahupuri, Kolhapur, Maharashtra -416001, **B.O. KHARADI:** Third Floor, Ganlaxmi Complex, Survey No. 08, Hadapsar Kharadi Bypass Road, Kharadi, Pune, Maharashtra – 411014

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of **M/s PNB Housing Finance Limited**/Secured Creditor, will be sold on **"AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS"** as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in **M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.**

Loan No. Name of the Borrower/ Co- Borrower/Guarantor/Legal heirs(A)	Demanded Amount & Date (B)	Nature of possession (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances Court Case if any (K)
HOU/PUN/0220/774917, Chandrakant D Kamthe/Ratna Chandrakant Kamthe, B.O.: PUNE	Rs. 50,93,106.75 & 10-11-23	Physical Possession	Building B, 5th Floor, Flat No. 505, Nirmaann Serene, S No 24/1/1 Behind Corinthian Club Resort, Next to Country Club Undri, Pune, Maharashtra-411060, India	Rs. 38,46,000	Rs. 3,84,600	08-10-2026	Rs. 10,000	28-09-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/KNDW/0920/816283, Tanaji Sahebrao Salunke /Asha Tanaji Salunke, B.O.: KONDHWA	Rs. 42,71,659 & 15-Sep-2021	Physical Possession	Building A4, Ground Floor, Flat No. 5 and 6, Playtor Rajgurunagar, S No 189 (P) + 190 (P), Bhimashankar Road, Rajgurunagar Pune, Maharashtra-410505, India	Rs. 21,49,000	Rs. 2,14,900	08-10-2026	Rs. 10,000	29-09-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/KOP/0618/550111, Vijay Ganpati Mahekar / Supriya Vijay Mahekar / Ajay Krishnat Kambhar, B.O.: KOLHAPUR	Rs. 54,02,900.17 & 16-02-2023	Physical Possession	Flat No 203 2 Floor Daulat Appartment Plot No36 R S No524, 2 Gaibipeer Nagar, Sangaon Road, Near Holyden English Medium School, Kagal, Kolhapur Maharashtra-416216 India	Rs. 20,12,000	Rs. 2,01,200	08-10-2026	Rs. 10,000	05-10-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/KNDW/0319/672131, Sachin Janardhan Gawali/Poonam Sachin Gawali /Swaraj Enterprises, B.O.: KONDHWA	Rs. 26,73,898.34 & 06-14-23	Physical Possession	Type A 6,603, Saarthi Swadesh, Gat No 359, Village Jambhul, Taluka Maval Dist Pune, Maharashtra-431713, India	Rs. 20,49,000	Rs. 2,04,900	08-10-2026	Rs. 10,000	28-09-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/KNDW/0920/818826, Gopal Phad/shubhangi Gopal Phad /Nihar Sanjay Duktande, B.O.: KONDHWA	Rs. 23,15,452.94 & 04-21-2023	Physical Possession	Building C-Siddhi (Wing A), 1st Floor, Flat No. 102, Vivanta Sarthak, Gat No 3440, 3444, 3445, Near Anand Ground, Village Talegaon Dhamdhere Shirur Pune, Maharashtra-412208, India	Rs. 15,86,000	Rs. 1,58,600	08-10-2026	Rs. 10,000	01-10-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/PUN/0319/668931, Deepak Ratnakant Shinde /Maya Deepak Shinde, B.O.: PUNE	Rs. 11,19,931.64 & 16-02-2025	Physical Possession	Building B, 1st Floor 110, Unicon Nivasa Part 1 & 2, S. No. 734(P), Opposite Vidhyavardini school, Perne, Tal Haveli, Pune – 412216, Pune, Maharashtra-412216, India.	Rs. 7,73,000	Rs. 77,300	08-10-2026	Rs. 10,000	06-10-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/PUN/1215/257657, Amit Vilas Phapale/Sonali Amit Phapale, B.O.: PUNE	Rs. 11,49,217.57 & 11-10-23	Physical Possession	Building A1,4,412, Playtor Paud A, Gat No Gat No 222 to 226 /230 Near Tahsildar Office, Paud Gaon Mulshi, Pune, Maharashtra-412108, India	Rs. 7,47,000	Rs. 74,700	08-10-2026	Rs. 10,000	01-10-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/PUN/0716/290510, Supriya Rahul Bansode/Anil Bhausaheb Pathare, B.O.: PUNE	Rs. 17,73,788.32 & 31-03-2021	Physical Possession	Type A,6,603, Saarthi Swadesh, Gat No 359, Village Jambhul, Taluka Maval Dist Pune, Maharashtra-431713, India	Rs. 14,91,000	Rs. 1,49,100	08-10-2026	Rs. 10,000	06-10-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/PUN/0522/992019, Rishikesh R Agale / Dhanashree Vasant Chavan, B.O.: PUNE	Rs. 24,70,072.13 & 09-04-2024	Physical Possession	Single Building 1st Floor Flat No. 106 Avenue Serenity S. No. 32/1A/8(P) Varale Tal – Maval Dist – Pune Maharashtra-410507 India	Rs. 13,89,000	Rs. 1,38,900	08-10-2026	Rs. 10,000	28-09-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/PUN/0416/278994, Raju Sitaram Parakanti /Nanda Raju Parkanti, B.O.: PUNE	Rs. 13,96,765.69 & 16-07-2024	Physical Possession	Building A3,2,206, Playtor Paud A, Gat No Gat No 222 to 226 /230 Near Tahsildar Office, Paud Gaon Mulshi, Pune, Maharashtra-412108, India.	Rs. 7,80,000	Rs. 78,000	08-10-2026	Rs. 10,000	05-10-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/PUN/0821/906364, Rakesh Jayprakash Rathod / Jyotsana Rakesh Rathod, B.O.: PUNE	Rs. 30,93,732.45 & 06-02-2025	Physical Possession	Flat No 201, 02nd Floor, Yashodhan Apartment, Near Kamarai Durvesh Darga, Pune-satara Highway, Gat No-921 & Gat No-922, Khed Shivapur, Pune, Maharashtra-412205, India.	Rs. 11,78,000	Rs. 1,17,800	08-10-2026	Rs. 10,000	05-10-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
			Flat No 202, 02nd Floor Yashodhan Apartment, Kamarai Durvesh Darga, Pune-satara Highway, Gat No-921 & Gat No-922, Khed Shivapur, Pune, Maharashtra-412205, India.	Rs. 10,04,000	Rs. 1,00,400		Rs. 10,000			NOT KNOWN
HOU/KRDI/1018/593048, Vijay Parumal Ravtani / Shantabai Vijay Ravalani /Sumit Agency, B.O.: KHARADI	Rs. 21,81,086.23 & 31-03-2021	Physical Possession	Wing B, Third Floor, 311, Pranam, 1205/1/C Talegaon Kasari Road, District Pune 411021, Villagetalegaon Dhamdhere, Taluka Shirur, Pune, Maharashtra-411021, India.	Rs. 13,45,000	Rs. 1,34,500	08-10-2026	Rs. 10,000	06-10-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/PUN/0419/878841, Pritam Pandurang Ghorpade / Rupali Pritam Ghorpade / Pandurang Shrirang Ghorpade, B.O.: PUNE	Rs. 18,17,381.08 & 31-03-2021	Physical Possession	Wing A, 3rd Floor, 303, Pranam, 1205/1/C Talegaon Kasari Road, District Pune 411021, Villagetalegaon Dhamdhere, Taluka Shirur, Pune, Maharashtra-411021, India.	Rs. 19,42,000	Rs. 1,94,200	08-10-2026	Rs. 10,000	30-09-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	Unknown Developer Dues
NHL/PUN/0219/644792, Chintamani Vasant Mane / Rupali Chintamani Mane, B.O.: PUNE	Rs. 25,91,642.21 & 15-01-2025	Physical Possession	Shop No 24, Ground Floor, Indrayu Building, Sr. No 7/1 And 7/2, Kondhwa Kh, Pune, Maharashtra-411048, India.	Rs. 26,78,000	Rs. 2,67,800	08-10-2026	Rs. 10,000	05-10-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/PM/0316/274514, Sangita Pramod Deshmukh / Chitra Pramod Deshmukh, B.O.: PIMPRI CHINCHWAD	Rs. 23,87,512.41 & 13-03-2025	Physical Possession	Building A,13,1304, Mebango Residences, S.No. 11(P), Bhorwadi, Hinjewadi Phase – III, Tal – Mulshi, Pune, Maharashtra-411057, India.	Rs. 37,97,000	Rs. 3,79,700	08-10-2026	Rs. 10,000	06-10-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
NHL/KRDI/1019/748851, Vijay Hiralal Tikone / Kiran Vijay Tikone / Jayshree Vijay Tikone, B.O.: KHARADI	Rs. 23,22,325.28 & 15-01-2025	Physical Possession	Shop No 01, Ground Floor, Vandana Apartment, Near Apollo Theater Somwarpeth, CTS No 159, Somwarpeth, Pune, Maharashtra-411011, India.	Rs. 22,77,000	Rs. 2,27,700	08-10-2026	Rs. 10,000	07-10-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN

***Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.)** As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K **(2.)** The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. **(3.)** Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. **(4.) M/s C1 India Private Limited would be assisting the Authorised officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website -www.bankeauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Ganesh Ankush/ Nilakshi Patil, Toll Free No. - 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.**

PLACE : PUNE DATE :- 23.09.2026 SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

Bank of India

Relationship beyond banking

Specialised Asset Recovery Management Branch
Mezzanine Floor, 70/80 M.G.Road, Fort, Mumbai 400 001, Tel 022-22673549
Contact Number:- 9819403549 **E-mail:** SARM.MumbaiSouth@bankofindia.bank.in

E-AUCTION FOR SALE OF MOVEABLE / IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule8(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 possession of which has been taken by the Authorised Officer of **Bank of India, SARM Branch,** will be sold on **"As is Where is", "As is what is" and "Whatever there is" basis** on **09.10.2026,** for recovery of respective dues plus Interest and charges up to date due to the Bank of India from respective borrower. The reserve price and earnest money deposit amount shall be as mentioned below in the table. The sale will be done by the undersigned through e-auction platform provided at the web portal.

Sr. No	Name of the Borrowers/ Guarantor and Amount outstanding	Description of the mortgaged properties/ Physical/ Symbolic Possession	Reserve Price (Rs. in lakhs) / EMD of the Property (Rs. in lakhs)	Inspection Date/ Time and Area
1	**M/s. PRB Agro Foods and Pvt. Ltd.** **Mrs.Pooja Renish Bhansali** **Mr. Raj Ravindra Bhansali** **Amount O/s – Rs. 795.87 Lakhs + Interest + Expenses/Charges**	Plot No. L-1+L-2+L-3, PRB Agro and Foods Pvt. Ltd., at Chincholi M.I.D.C., Chincholi Industrial Area, Tal : Mohol DIst: Solapur Plant & Machinery **Physical Possession**	**534** / **53.4**	**01.10.2026 Timing 12:00PM to 02:00PM**

Terms and Conditions of the E-auction are as under:

1. The sale will be done on **"AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "On Line".**
2. Bidder will have to visit www.baanknet.com for registration and participation in E auction. EMD cut-off date and time will be **09.10.2026 till 04:00 PM.** Bidders are requested to complete all registration and EMD related formalities within the given time limit only.
3. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/ ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the property/ies put on auction and the claims/ rights/ dues/ affecting the property, prior to submitting their bid. The E-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale.
4. The date of on line E-auction for properties listed will be between **11.00 AM to 5.00 PM on 09.10.2026.**
5. To better facilitate the inspection, interested buyers are requested to intimate the branch through e-mail at sarm. mumbaisouth@bankofindia.bank.in and/or through contact numbers mentioned above and/or through Bank of India, SARM BRANCH contact no. 9819403549 / 022-22673549, to better facilitate the inspection.
6. Bid shall be submitted through online procedure only.
7. The Bid price to be submitted shall be at least one increment over and above the Res**erve price and bidders are to improve their offer in multiples of** Rs. 25,000/- (Rupees Twenty Five Thousand only) for properties listed above.
8. Bidders are advised to go through the website for detailed terms & conditions of auction sale before submitting their bids and taking part in E-Auction sale proceedings.
9. Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.
10. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
11. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded.
12. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price including EMD already paid, within next day of acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
13. Neither the Authorised Officer / Bank nor e-Auction service provider will be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event.
14. The purchaser shall bear the applicable stamp duties/ Registration fee/ other charges, etc. and also all the statutory/ non-statutory dues, taxes, assessment charges, etc. owing to anybody.
15. The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right & discretion to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
16. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).
17. The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Further details/enquiries if any on the terms and conditions of sale can be obtained from the respective branches on the contact numbers given.

SALE NOTICE TO BORROWER/ GUARANTORS

TThe undersigned being the Authorized Officer of the Bank of India is having full powers to issue this notice of sale and exercise all powers of sale under securitization and reconstruction of financial assets and Enforcement of Interest Act, 2002 and the rules framed there under. You have committed default in payment of outstanding dues and interest with the monthly rest, cost and charges etc. in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notice to you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of the 60 days. Therefore, the Authorized Officer in exercise of the powers conferred under section 13(4), took possession of the secured assets more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the same as mentioned above before the date fixed for sale failing which the property will be sold and balance if any will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale of assets etc. shall be first deducted from the sale proceeds which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

Sd/-
Date: 22.09.2026 **Authorized Officer**
Place: Mumbai **Bank of India**

SBI State Bank of India

Authorized Officer's Details :-	Stressed Assets Management Branch – I,
Name : Uday Kiran B, **Mob No:-** 8143660470 **e-mail:** team3.04107@sbi.co.in **Landline No. (Office):-** 022 - 22177667	The Arcade, 2nd Floor, World Trade Centre, Cuffe Parade, Colaba,Mumbai-400 005, E-mail ID of Branch:- sbi.04107@sbi.co.in

E-AUCTION SALE NOTICE [Annexure-A]

SALE OF MOVABLE & IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002. AS WELL AS NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES.

The undersigned being the Authorised Officer of State Bank of India has taken over the Physical possession of the following property/ies U/s 13 (4) of the SARFAESI Act.

Public at large is informed that e-auction (under SARFAESI Act, 2002) of the charged property/ies in the below mentioned cases for realisation of Bank's dues will be held on "AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS" BASIS.

Name of Borrower(s): M/s Attitude Life Science Products Pvt. Ltd. (Registered Address)- Plot No. 13, Gut No. 1251 to 1256 and Gut No. 1258 to 1261 situated at village Markal, Taluka- Khed, District Pune, Maharashtra- 412105
Name of Guarantor(s):- Personal Guarantors:-1.Mr. Vishesh Nitin Gupta,2. Ms. Vidhi Nitin Gupta
Outstanding Dues for Recovery of which Property/ies is/are Being Sold **Name of the Bank:** State Bank of India **Outstanding amount:-** Rs. 17,05,81,425/- as on 29.05.2025 + interest at contracted rate till date thereon + expenses & costs (less cash recoveries) due to the secured creditor from M/s Attitude Life Science Products Pvt. Ltd.
Name of owner /Title Deed Holders:- M/s Attitude Life Science Products Pvt. Ltd.
Description of Property:- Lot 1- Plant & Machinery hypothecated as well as residual (unencumbered) located in the present unit of the company- Plot No. 13, Gut No. 1258 to 1261, Markal, Taluka- Khed, Pune.**Lot 2-** All the piece and parcel of the factory land and building bearing Plot No. 13 carved out of GAT No. 1251 to 1256 and Gut No's 1258 to 1261 situated at village Markal, admeasuring area 4025 Sq.Mtrs along with structure standing thereon situated within jurisdiction of registrar of assurance, sub-registrar Khed Taluka- Khed, District Pune.
Reserve Price (R. P.):-Lot 1- Rs. 2,95,00,000/- (Rupees Two Crores Ninety Five Lakhs Only) **Lot 2- Rs. 5,04,00,000/-** (Rupees Five Crores Four Lakhs Only)
Earnest Money Deposit:-Lot 1- Rs. 29,50,000/- (Rupees Twenty Nine Lakhs Fifty Thousand Only) **Lot 2- Rs. 50,40,000/-** (Rupees Fifty Lakhs Forty Thousand Only)
Bid Increment Amount in multiple of:-Rs. 1,00,000/- (Rupees One Lakhs Only)
Date & Times of Inspection:- Inspection on 17.10.2026 from 11.00 a.m. to 02.00 p.m.
Date & Time of E-auction:- E-auction on 23.10.2026 from 11.00 a.m. to 02.00 p.m.
For Submission of Request Letter of Participation / KYC Documents / Proof of EMD Etc. Online Submission on E-auction site.**https://baanknet.com/**

E-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS and WHATEVER THERE IS BASIS" and will be conducted "Online". The auction will be conducted at the PSB Alliance web portal **(https://baanknet.com/).**

For registration and auction related queries please contact PSBAlliance help desk no. 8291220220 with email: support.baanknet@psballiance.com.

E-Auction Tender Document containing online e-auction bid form, Declaration, General Terms & Conditions of online auction sale are available in websites: - **(https://baanknet.com/).** To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/ies. However, there may be some pending dues/ charges/ taxes which may have to be assessed/ paid by the successful bidder. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims / rights / dues / affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues. The Authorised Officer reserves their right to accept or reject any bid at any point of time without assigning any reasons thereof. The sale shall be subject to rules / conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

The other terms and conditions of the e-auction are published in the following websites.: 1. **https://baanknet.com/ 2. https://www.sbi.co.in**

Date:-22.09.2026 Authorized Officer
Place: Mumbai State Bank of India