

NIWAS HOUSING FINANCE PRIVATE LIMITED
(Formerly known as Indostar Home Finance Private Limited, hereinafter referred as NHFPL)
Regd. Office : Unit No. 305, 3rd Floor, Wing 2/E, Corporate Avenue, Andheri- Ghatkopar Link Road, Chakala, Andheri (East), Mumbai – 400093

POSSESSION NOTICE
[Rule 8 (1) and (2)]

Whereas, The Authorized Officer of the Secured Creditor mentioned herein, 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 calling upon the borrower(s) to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The borrower(s) having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that the undersigned being the Authorized Officer of NHFPL has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned against each property.

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.

The borrower(s) 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 NHFPL for the amount mentioned below and interest and other charges thereon.

Loan Account Number	Borrower(s) & Property Details	Amount & Date of Demand Notice	Date of Possession	Possession Status
LNPNUNHL-17180004193, LNPNUNHL-17180004194	1. AKKIRATNA CHINNAPEDDYA REDDY (BORROWER) 2. ATRAPALAMA AKKIRATNAYA REDDY (CO-BORROWER)	Rs. 1,51,70,333/- (Rupees One Crore Fifty One Lakh Seven Thousand Three Hundred Thirty Three Only) DATE: 10-May-2025	08-Nov-2025	PHYSICAL POSSESSION

PROPERTY BEARING :- ITEM NO.1 ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING FLAT NO.102, 1ST FLOOR CARPET AREA 47.0562 SQ.METERS IE 506.51 SQ.FEET, BALCONY 8.46 SQ.METERS IE 91.06 SQ.FEET, DRY BALCONY 2.355 SQ.METERS IE 25.35 SQ.FEET, TERRACE 4.20SQ.METERS IE 45.2 SQ.FEET, BOXING 1.245 SQ.METERS IE 13.40SQ.FEET SITUATED AT VILLAGE BHOIRWADI (MAAN), TAL. MULSHI, DIST.PUNE, WITHIN THE LIMITS OF THE ZILHA PARISHAD, PUNE AND PANCHAYAT SAMITI MULSHI AND ALSO SITUATED WITHIN THE JURISDICTION OF THE SUB-REGISTRAR MULSHI, PUNE BEARING SURVEY NO.46(OLD 243) ADMEASURING 00H 18.8 OUT OF 00H 22.8 R INCLUDING POTKHARABA AND HAVING ASSESSMENT OF RS 00.91 PAISES THE FOLLOWING BOUNDARIES ARE EAST PART OF SURVEY NO.45 OF ANKUSH DHANAJI BHOIR, WEST-SURVEY NO.47 OWNED BY NAMDEV MOLAK, NORTH-GAVTHAN PROPERTY, SOUTH-SURVEY NO.31 PART **ITEM NO.2** ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING FLAT NO.103, 1ST FLOOR CARPET AREA 47.0562 SQ.METERS IE 506.51 SQ.FEET, BALCONY 8.46 SQ.METERS IE 91.06 SQ.FEET, DRY BALCONY 2.355 SQ.METERS IE 25.35 SQ.FEET, TERRACE 4.20SQ.METERS IE 45.2 SQ.FEET, BOXING 1.245 SQ.METERS IE 13.40 SQ.FEET SITUATED AT VILLAGE BHOIRWADI (MAAN), TAL. MULSHI, DIST.PUNE, WITHIN THE LIMITS OF THE ZILHA PARISHAD, PUNE AND PANCHAYAT SAMITI MULSHI AND ALSO SITUATED WITHIN THE JURISDICTION OF THE SUB-REGISTRAR MULSHI, PUNE BEARING SURVEY NO.46(OLD 243) ADMEASURING 00H 18.8 OUT OF 00H 22.8 R INCLUDING POTKHARABA AND HAVING ASSESSMENT OF RS 00.91 PAISES THE FOLLOWING BOUNDARIES ARE EAST PART OF SURVEY NO.45 OF ANKUSH DHANAJI BHOIR, WEST-SURVEY NO.47 OWNED BY NAMDEV MOLAK, NORTH-GAVTHAN PROPERTY, SOUTH-SURVEY NO.31 PART **ITEM NO.3** ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING FLAT NO.202, 2ND FLOOR CARPET AREA 45.2037 SQ.METERS IE 486.57 SQ.FEET, BALCONY 10.3125SQ.METERS IE 111.00 SQ.FEET, DRY BALCONY 2.355 SQ.METERS IE 25.35 SQ.FEET, TERRACE 4.38 SQ.METERS IE 47.14 SQ.FEET, BOXING 0.33 SQ.METERS IE 3.55 SQ.FEET SITUATED AT VILLAGE BHOIRWADI (MAAN), TAL. MULSHI, DIST.PUNE, WITHIN THE LIMITS OF THE ZILHA PARISHAD, PUNE AND PANCHAYAT SAMITI MULSHI AND ALSO SITUATED WITHIN THE JURISDICTION OF THE SUB-REGISTRAR MULSHI, PUNE BEARING SURVEY NO.46(OLD 243) ADMEASURING 00H 18.8 OUT OF 00H 22.8 R INCLUDING POTKHARABA AND HAVING ASSESSMENT OF RS 00.91 PAISES THE FOLLOWING BOUNDARIES ARE EAST PART OF SURVEY NO.45 OF ANKUSH DHANAJI BHOIR, WEST-SURVEY NO.47 OWNED BY NAMDEV MOLAK, NORTH-GAVTHAN PROPERTY, SOUTH-SURVEY NO.31 PART **ITEM NO.4** ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING FLAT NO.202, 2ND FLOOR CARPET AREA 45.2037 SQ.METERS IE 486.57 SQ.FEET, BALCONY 10.3125SQ.METERS IE 111.00 SQ.FEET, DRY BALCONY 2.355 SQ.METERS IE 25.35 SQ.FEET, TERRACE 4.38 SQ.METERS IE 47.14 SQ.FEET, BOXING 0.33 SQ.METERS IE 3.55 SQ.FEET SITUATED AT VILLAGE BHOIRWADI (MAAN), TAL. MULSHI, DIST.PUNE, WITHIN THE LIMITS OF THE ZILHA PARISHAD, PUNE AND PANCHAYAT SAMITI MULSHI AND ALSO SITUATED WITHIN THE JURISDICTION OF THE SUB-REGISTRAR MULSHI, PUNE BEARING SURVEY NO.46(OLD 243) ADMEASURING 00H 18.8 OUT OF 00H 22.8 R INCLUDING POTKHARABA AND HAVING ASSESSMENT OF RS 00.91 PAISES THE FOLLOWING BOUNDARIES ARE EAST PART OF SURVEY NO.45 OF ANKUSH DHANAJI BHOIR, WEST-SURVEY NO.47 OWNED BY NAMDEV MOLAK, NORTH-GAVTHAN PROPERTY, SOUTH-SURVEY NO.31 PART **ITEM NO.5** ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING FLAT NO.302, 3RD FLOOR,CARPET AREA 47.0563 SQ.METERS IE 506.51 SQ.FEET, BALCONY 8.46 SQ.METERS IE 91.06 SQ.FEET, DRY BALCONY 2.3585 SQ.METERS IE 25.38 SQ.FEET, TERRACE 4.20 SQ.METERS IE 45.2 SQ.FEET, BOXING 0.765 SQ.METERS IE 8.23 SQ.FEET SITUATED AT VILLAGE BHOIRWADI (MAAN), TAL. MULSHI, DIST.PUNE, WITHIN THE LIMITS OF THE ZILHA PARISHAD, PUNE AND PANCHAYAT SAMITI MULSHI AND ALSO SITUATED WITHIN THE JURISDICTION OF THE SUB-REGISTRAR MULSHI, PUNE BEARING SURVEY NO.46(OLD 243) ADMEASURING 00H 18.8 OUT OF 00H 22.8 R INCLUDING POTKHARABA AND HAVING ASSESSMENT OF RS 00.91 PAISES THE FOLLOWING BOUNDARIES ARE EAST PART OF SURVEY NO.45 OF ANKUSH DHANAJI BHOIR, WEST-SURVEY NO.47 OWNED BY NAMDEV MOLAK, NORTH-GAVTHAN PROPERTY, SOUTH-SURVEY NO.31 PART **ITEM NO.6** ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING FLAT NO.303, 3RD FLOOR, CARPET AREA 47.0563 SQ.METERS IE 506.51 SQ.FEET, BALCONY 8.46 SQ.METERS IE 91.06 SQ.FEET, DRY BALCONY 2.3585 SQ.METERS IE 25.38 SQ.FEET, TERRACE 4.20 SQ.METERS IE 45.2 SQ.FEET, BOXING 0.765 SQ.METERS IE 8.23 SQ.FEET SITUATED AT VILLAGE BHOIRWADI (MAAN), TAL. MULSHI, DIST.PUNE, WITHIN THE LIMITS OF THE ZILHA PARISHAD, PUNE AND PANCHAYAT SAMITI MULSHI AND ALSO SITUATED WITHIN THE JURISDICTION OF THE SUB-REGISTRAR MULSHI, PUNE BEARING SURVEY NO.46(OLD 243) ADMEASURING 00H 18.8 OUT OF 00H 22.8 R INCLUDING POTKHARABA AND HAVING ASSESSMENT OF RS 00.91 PAISES THE FOLLOWING BOUNDARIES ARE EAST PART OF SURVEY NO.45 OF ANKUSH DHANAJI BHOIR, WEST-SURVEY NO.47 OWNED BY NAMDEV MOLAK, NORTH-GAVTHAN PROPERTY, SOUTH-SURVEY NO.31 PART **ITEM NO.7** ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING FLAT NO.402, 4TH FLOOR, CARPET AREA 45.2037 SQ.METERS IE 486.57 SQ.FEET, BALCONY 10.3125 SQ.METERS IE 111.00 SQ.FEET, DRY BALCONY 2.3585 SQ.METERS IE 25.38 SQ.FEET, TERRACE 4.38 SQ. METERS IE 47.14 SQ.FEET, BOXING 0.81 SQ.METERS IE 8.72 SQ.FEET SITUATED AT VILLAGE BHOIRWADI (MAAN), TAL. MULSHI, DIST.PUNE, WITHIN THE LIMITS OF THE ZILHA PARISHAD, PUNE AND PANCHAYAT SAMITI MULSHI AND ALSO SITUATED WITHIN THE JURISDICTION OF THE SUB-REGISTRAR MULSHI, PUNE BEARING SURVEY NO.46(OLD 243) ADMEASURING 00H 18.8 OUT OF 00H 22.8 R INCLUDING POTKHARABA AND HAVING ASSESSMENT OF RS 00.91 PAISES THE FOLLOWING BOUNDARIES ARE EAST PART OF SURVEY NO.45 OF ANKUSH DHANAJI BHOIR, WEST-SURVEY NO.47 OWNED BY NAMDEV MOLAK, NORTH-GAVTHAN PROPERTY, SOUTH-SURVEY NO.31 PART

Place: Pune
Date : 08.11.2025

Sd/- Authorised Officer
NIWAS HOUSING FINANCE PRIVATE LIMITED

ANAND RATHI
Anand Rathi Global Finance Limited, Express Zone, A Wing, 8th Floor, Western Express Highway, Goregaon (E), Mumbai - 400 063 India
Mobile: +91 8433508283 | Website: www.rathi.com

E-AUCTION SALE NOTICE

Notice is hereby given to the public in general and in particular to the below Borrower/Co-Borrower/s/Guarantor that the below described Schedule immovable property inter alia secured to Anand Rathi Global Finance Limited ("ARGFL") (Secured Creditor) having Loan Account No. APPL00000786 the Constructive Possession of which, will be sold by an Online e-Auction through website <https://sarfaee.auctiontiger.net> on the date specifically mentioned in Schedule, on an "As is where is" & "As is what is" and "Whatever there is" basis towards recovery of total sum specifically mentioned in Schedule and the contractual interest thereon and other cost and charges till the date of realization from Borrower/Co-Borrower/s/Guarantor as mentioned below.

Name of the Borrower: (1) M/s. Kohinoor Fruit Company (Borrower) Apeksha Warehouse Sr No. 184, Pune Sawad Road/Fursung Pune - 412 308

Name of the Co-borrower/s: (2) Mr. Steve Anokla Das Swamy (Co-Borrower) A-302, Sneh Kinara, Bhuat Patil Road, Bopodi, Opp IT Park, Pune - 411020 +HV23+8RC Mayureshwar Ganesh Mandir, Mula Rd., Shree Satyam Housing Society, Khadki, Pune 411003 (3) Mrs. Kostiya Richard (Co-Borrower) A-102, Sneh Kinara, Bhuat Patil Road, Bopodi, Opp IT Park, Pune - 411020 + HV23+8RC Mayureshwar Ganesh Mandir, Mula Rd., Shree Satyam Housing Society, Khadki, Pune 411003

Property Address:- Flat No.102, 01st Floor, Wing A, Sneh Kinara, Shanta Apte Path, CTS No. 1650 To 1666, Survey No.41A, Hissa No.1A,28/1/18/1, Bopodi, Pune,411020.

Outstanding Amount (as per demand notice along with future interest and cost) **Rs. 38,48,604 /-** (Rupees Thirty Eight Lakhs Forty Eight Thousand Six Hundred and Four Only)

Date of Auction 15th December 2025

Reserve Price **Rs. 51,31,195/-** (Rupees Fifty One Lakhs Thirty One Thousand One Hundred And Ninety Five Only)

Earnest Money Deposit 10% of the Reserve Price

Minimum Bid increment Amount **Rs.10,000/-** (Rupees Ten Thousand Only)

Date and time of inspection of property for intending purchasers 8th December 2025 From 10 am to 4 pm

Date and Time for submission of Tender form along with KYC documents / Proof of EMD etc. 11th December 2025 Up to 4.00 PM with KYC documents

Date & Time of opening of online offers 15th December 2025 Between 10:00 am and 1:00 PM

Note: The intending bidder/purchaser may visit Anand Rathi Group website www.rathi.com for detail terms and conditions regarding auction proceedings.

This Publication is also 30 days' notice stipulated under rule 8(6) & 9(1) of Security Interest (Enforcement) Rules, 2002 to the above Borrower/Co-Borrower/s/Guarantor.

Date : 7th November 2025 Sd/- Anand Rathi Global Finance Limited

Place : Pune Authorized Signatory

PUBLIC NOTICE Form No. UKC-2

VIHIT HADAPSAR HOUSING

Advertisement giving notice about registration under Part I of Chapter XXI [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 of Companies at Pune / Central Registration Centre (CRC), as the case may be, that **M/s. Vihit Hadapsar Housing**, 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 proposed company are as follows; To carry on the business of builders, promoters, constructors, developers of all types of buildings, land, plots, public utility infrastructure, industrial sheds and other structures including houses, flats, apartments, offices, go downs, warehouses, shops, factories, shades, hospitals, hotels, holiday resorts, villas, townships, bungalows, complex, chambers, roads, canals and other residential and commercial buildings and To deal in all types of immovable properties for purchase, sale, improve, promote, development or resale thereof and To undertake plotting scheme re-development scheme, joint venture of land & properties of any nature in India or elsewhere in the world.

3. A copy of the draft memorandum and articles of association of the proposed company may be inspected at the Head Office situated at **T4-T5, 3rd Floor, The Metropole Building, Bund Garden Road, Pune 411001.**

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 proposed company at its Head Office.

Dated this 8th Day of November, 2025

Name(s) of Applicants

Sd/- Rohit Gupta Partner Krishnadevi Puranchandji Holdings Private Limited

Sd/- Ashish Gupta Nominee of Partner

FORM NO. INC-26
PUBLIC NOTICE
BEFORE THE CENTRAL GOVERNMENT
REGIONAL DIRECTOR
WESTERN REGION, MAHARASHTRA

IN THE MATTER OF SECTION 13 OF COMPANIES ACT, 2013 AND
RULE 30 OF THE COMPANIES (INCORPORATION) RULES, 2014
AND
IN THE MATTER OF
VENTO POWER INFRA PRIVATE LIMITED
(CIN: U45400MH2015PTC263702)
HAVING ITS REGISTERED OFFICE AT
513/A, 5TH FLOOR, KOHINOOR CITY MALL, KIROL MARG, OFF. L.B.S.
MARG, KURLA (W), MUMBAI CITY, MUMBAI, MAHARASHTRA, 400070
Email- vpowinfra@gmail.com, Phone: 01140591549

– PETITIONER

Notice is hereby given to the General Public that the company proposes to make application to the Central Government under Section 13 of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the Company in terms of the Special Resolution passed at the Annual General Meeting held on 30th September, 2025 on that behalf to enable the Company to change its Registered Office from "State of Maharashtra" to the "NCT of Delhi".

Any person whose interest is likely to be affected by the proposed change of the registered office of the Company may deliver either on the MCA-21 portal (www.mca.gov.in) by filing investor complaint form or cause to be delivered or send by registered post of his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition to the Regional Director, Western Region, Mumbai, Everest, 5th Floor, 100 Marine Drive, Mumbai-400002, within Fourteen days from the date of publication of this notice, with a copy to the Petitioner Company at its Registered office, at the address mentioned above.

For and on behalf of
Vento Power Infra Private Limited
Sd/-
Manish Jain
(Director)
DIN: 02671522

Place: New Delhi
Date: 8.11.2025

PUBLIC NOTICE

Notice is hereby given to all public by my Client **MR. SARWAR ISAK PATEL** that they have agreed to Purchase All that piece and parcel of the flat bearing no.701, 7th Floor admeasuring carpet area 40m Sq. Ft. i.e. 57.74 Sq. Mtrs. Along with adjacent terrace admeasuring area 102 Sq. Mtrs. i.e. 9.48 Sq. Mtrs. And terrace admeasuring area 095 Sq. Ft. i.e. 64.60 Sq. Mtrs. In the housing scheme known as Opal Falang now known as Opal Falang Cooperative Housing society constructed on land admeasuring about 00 Hecator 05 Aar out of survey No. 46/16A, 00 Hecator 03 Aar out of survey No. 46/16A, 00 Hecator 01 Aar out of survey No. 46/16A/1, 00 Hecator 09 Aar out of survey No. 46/16A/1, and 00 Hecator 01.5 Aar out of survey No. 46/16A/1, and 00 Hecator 09.5 Aar out of survey No. 46/16A, the total property admeasuring about 0H 28.9 Aar lying and situated at Village Kondhwa Kh, Taluka Haveli District Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub registrar Haveli district Pune from its owner Shri Abdul Quadeer Nasir Shaikh as per the order under Civil Misc. Application No. 1193/2024.

That my client the purchaser MR. SARWAR ISAK PATEL has intended to Purchase the said property and negotiations are underway by and with its owner **Shri Abdul Quadeer Nasir Shaikh**. Shri Abdul Quadeer Nasir Shaikh declares that as per the documents, the said property is owned and possessed by him and that my client intend to purchase the same from him. Also Shri Abdul Quadeer Nasir Shaikh have indemnified the purchasers and/or any person/body or corporate/financial institution claiming through my client for any defect in the title of Shri Abdul Quadeer Nasir Shaikh's Objections if any may be conveyed with cogent proof to me directly within a period of 7 days through phone or letter.

Adv. Manas Mishra
Office Address: 68 Bhamra Place, 1/7th
Ground floor, Camp Pune - 411014
Ph: 9420222484
Email: manas.mishra@rediffmail.com

Place:
Date:

Chola
Enter a better life

CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED
Corporate office address:- Chola Crest, Super B, C54 & C55.4, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032

APPENDIX IV
[See rule 8 (1)] POSSESSION NOTICE (For Immovable Property)

WHEREAS the undersigned being the Authorised Officer of **M/s. Cholamandalam Investment And Finance Company Limited**, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of the powers conferred under Section 13(2) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names and addresses mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on me under sub-section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned here in above in particular and the public in general are hereby cautioned not to deal with said property and any dealings with the property will be subject to the charge of **M/s. Cholamandalam Investment And Finance Company Limited** for an amount as mentioned herein under and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Sl. No.	Name and Address of the Borrowers & Loan A/c no.	Date of Demand Notice	O/S AMT	Description Of The Property Possessed	Date Of Possession
1.	Loan Account Nos. LAP3KAD000154266 Mr/Mrs. RIYAJ RAFIQ MULLA Mr/Mrs. RIHAN RAFIQ MULLA Mr/Mrs. SIMRAN RAHEJ MULLA Mr/Mrs. RAHEJ RAFIQ MULLA Mr/Mrs. RAHIM RAFIQ MULLA All Are Rio. At Islampur Onkar Colony Tal Walwa, talwa Hospital, talwa Hospital, Sangli, Maharashtra - 415409 Also At O M No. 8-125-0, N M No. 0811001128, Plot No. 12, Onkar Colony, Uran Islampur, Walwa, Sangli, Maharashtra - 415409	16-07-2025	Rs.252401/- (Rupees Twenty Eight Lakhs Fifty Two Thousand Four Hundred One Only) as on 15-07-2025 and interest thereon.	All the piece and parcel of land Gat No.64 area admeasuring 2.20R out of which 0H01.38R admeasuring Noriem side admeasuring south 37.5 Ft i.e 11.40 mtr and width east west 35 ft i.e 10.67 mtr i.e 1312.50 sqft and southern side plot admeasuring east west 25 ft i.e 7.62 mtr and width southern side 2.26 mtr total area 187.5 Sqft totally admeasuring 1500 Sqft bearing Nagar Panchayat Milkat No.0-8-1025 situated at Islampur Tal Walva Dist Sangli within the limits of Islampur Nagarpalika and Division Sangli and Sub Division Walva. Which is bounded as under:-East- Sale out property Of Dada More West- Sunil Pandurang Jadhav South- 15 Ft Common Road and Plot No.13 North Plot No. 5	Possession Notice:04-11-2025

Date: 04-11-2025
Place :Sangli.

AUTHORIZED OFFICER
CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED



Credit Recovery and Legal Service Department
REGIONAL OFFICE : 411 & 412, 4th Floor, Connaught Place, Bundgarden Road, Near Wadia College, Pune- 411001, Maharashtra.
Mob.: 9420755841/ 9391315006

Mega E-auction For Sale of Movable / Immovable Properties

E-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) Rule, 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 symbolic / physical possession of which has been taken by the Authorized Officer of **Union Bank of India** (secured creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower (s) & Guarantor (s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

Sr. No	Name of the Branch, Name & Contact No. of Branch Manager	Name of the Borrowers / Guarantors (Type of Possession)	Amount Due	Description of the Properties	Reserve Price	Earnest Money Deposit	Min. Bid Increment By which the Bid is to be Increased
1.	Satara Branch, Mr. Nanasahab Ghatge, Ph. No: 9985954362	Mr. Vinayak Pandurang Jambhale and Mr. Sandip Vinayak Jambhale (Symbolic Possession)	Rs. 3,69,953.46 (Rupees Three Lakh Sixty-Nine Thousand Nine hundred Fifty Three and Paise Forty Six only) and further interest, cost, expenses and charges thereon.	All that Piece & Parcel of Flat No G-2, Ground Floor, Ananadgriha Building, Wing D, at Surve No 106/A Plot No.2 in Hamdabai village taluka & Dist. Satara Pin 415002 admeasuring 321.41 Sq. Feet i.e. 29.87 Sq. meter carpet area and 475 sq. feet i.e 44.14 Sq. meter saleable area bounded as below, East: Passage and flat no G-1 D wing, West: village boundary of Nune village, North: Flat no G-3 D-wing, South: Open space of S.No. 106 and Flat no G-1	Rs. 10,59,000/- (Rupees Ten Lakh Fifty Nine Thousand only)	Rs. 1,05,900/- (Rupees One Lakh Five Thousand Nine Hundred Only)	Rs 11,000/- (Rs. Eleven Thousand Only)
2.	Satara Branch, Mr. Anuj Kapoor, Ph. No: 7987507261	Mr. Rajendra Vitthal Ombale(Deceased) Through legal heirs 1b)Mr. Aniket Rajendra Ombale and 1c)Rohit Rajendra Ombale Through his antural guardian Mrs. Vidya Rajendra Ombale and Mrs. Vidya Rajendra Ombale (Symbolic Possession)	Rs.22,44,711.00 (Rupees Twenty-two lacs Forty Four thousand seven hundred eleven only) and further interest, cost, expenses and charges thereon.	All the part and parcel of the house property bearing bearing Grampanchayat Milkat No.97/1, admeasuring 1000 Sq. Ft. situated at Chandawadi Punarvasan, along with the entire construction thereon, situated at Village Chandwadi Punarvasan, Tal. Wai. Dist. Satara, which is bounded as under, On or towards East- By Road, On or towards South- By Chandawadi-Mardhe Road, On or towards West- By Property of Namdevrao Kakade, On or towards North- By Property of Maruti Pawar	Rs. 13,36,000/- (Rupees Thirteen Lakhs Thirty Six Thousand only)	Rs. 1,33,600/- (Rupees One Lakh Thirty Three Thousand Six Hundred Only)	Rs 14,000/- (Rs. Fourteen Thousand Only)
3.	Satara Branch, Mr. Anuj Kapoor, Ph. No: 7987507261	Mr. Santosh Narayan Sabale and Mrs. Usha Santosh Sabale (Symbolic Possession)	Rs. 3,48,322/- (Rupees Three Lac Forty Eight Thousand Three Hundred Twenty Two only) and further interest, cost, expenses and charges thereon.	All the part and parcel of the house property bearing City Survey no 647 (Half Part) admeasuring 114.85 Sq Mtrs along with the entire construction thereon, situated situated at Village Shivthar, Tal. Satara Dist. Satara, which is bounded as under, On or towards East- By Property of Jaywant Tukaram Sabale, On or towards South - By Road, On or towards West- By Property of Maruti Dinkar Sabale, On or towards North - By Property of CTS No 640 Shri Shashikanth Piraji Sabale & others CTS No 646 Balkrishna Sadashiv Sabale & others CTS 645 Vasant Ravba Sabale & others	Rs. 17,07,000/- (Rupees Seventeen Lakhs Seven Thousand only)	Rs. 1,70,700/- (Rupees One Lakh Seventy Thousand Seven Hundred only)	Rs. 18,000/- (Rupees Eighteen Thousand only)
4.	Shirur Branch, Mr. Mahendrakumar Sarje, Ph. No:9960190150	M/s More Enterprises Through Prop Mr. Navnath Narayan More (Deceased) Legal heirs 1a. Mrs. Suraj Navnath More, 1b. Mr. Mayra Navnath More, 1c. Mr. Sanket Navnath More and 2. Mr. Hitesh Narayan More (Symbolic Possession)	Rs. 12,76,548.86 (Rupees Twelve Lacs Seventy Six Thousand Five Hundred Forty Eight and Paise Eighty Six only) and further interest, cost, expenses and charges thereon.	Flat no.18, Still First Floor, Shivdarshan Phase 2, B wing, Near Water Tank, Baburao Nagar, Survey No. 1148/2+3, Plot No. 24 & 25/1, At post Shirur Gramin, Tal Shirur, Dist. Pune East: By Flat No. 17, West: By Flat No. 19, North: By Flat No. 13 & 23, South: By Road	Rs. 13,44,000/- (Rupees Thirteen Lakhs Forty Four Thousand only)	Rs. 1,34,400/- (Rupees One Lakh Thirty Four Thousand Four Hundred only)	Rs 14,000/- (Rs. Fourteen Thousand Only)
5.	Pune-Deccan Gymkhana Mrs. Jyotsana Mishra BRANCH- Pune-Deccan Gymkhana, Ph No.9911073704	Mrs. Soniya Manish Gogawale Mr. Manish Dnyaneshwar Gogawale (Symbolic Possession)	Rs.19,10,078.70 (Rupees Nineteen Lakh Ten Thousand Seventy Eight and Paise Seventy Only) and further interest thereon	All that piece and Parcel of the property bearing Flat No 602 on the 6th floor, in the proposed building named as "Dhruv Residency" situated at S No 48, Hissa No 5/2 (New) S No 92/5 (Old) S No 48,Hissa No 5/4 (New), Lane No 3, opposite Dominos Pizza, off Katraj- Kondhwa Road, Gokul Nagar, Kondhwa Budruk, Tal. -Haveli, Pune admeasuring 32.52 sqm carpet area and attached terrace of 5.11 sqm, within the local limits of Pune Municipal Corporation. Bounded by: North: Flat No 609 South: Side Margin East: Flat No 601 West: Duct & then Flat No 605	Rs.24,91,000/- (Rupees Twenty Four Lakhs Ninety One Thousand Only).	Rs.2,49,100/- (Rupees Two Lakh Forty Nine Thousand One Hundred Only)	Rs. 25,000/- (Rs. Twenty Five Thousand Only)
6.	Shirur Branch, Mr. Mahendrakumar Nagorao Sarjerao Ph No. : 9960190150	Mr. Aijaj Sirajoddin Munshi and Mrs. Reshma Aijaj Munshi (Physical possession)	Rs.13,52,109.54 (Rupees Thirteen Lakh Fifty-Two Thousand One Hundred Nine and Paise fifty-four Only) and further interest, cost, expenses and charges thereon.	All that piece & parcel of Flat No. 301, 2nd floor, in building named Ayesha, CTS No. 819, 820, 821, Late Ali, Shirur, Dist- Pune- 412210 Area admeasuring about 560 Sq. Fts. Built up area. Bounded: North: Road, South: CTS No.822, East: Road, West: Passage	Rs.11,16,000/- (Rupees Eleven Lakhs Sixteen Thousand Only).	Rs.1,11,600/- (Rupees One Lakh Eleven Thousand Six hundred Only)	Rs. 12,500/- (Rs. Twelve Thousand Five Hundred Only)
7.	Shirur Branch, Mr. Mahendrakumar Nagorao Sarjerao Ph No. : 9960190150	Mr. Aslam Jainuddin Sayyad and Mrs. Shakira Aslam Jainuddin (Physical possession)	Rs.12,85,373.70 (Rupees Twelve Lakhs Eighty-Five Thousand Three Hundred Seventy- Three & Paise Seventy Only) and further interest, cost, expenses and charges thereon.	All that piece & parcel of House Property situated on residential Flat 102, Still Floo, Ayesha Building, CTS No 819,820,821 Late Ali, Shirur Taluka, Dist Pune 412210, Admeasuring 695.00 sq ft within the municipal limits of shirur and within the limits of Sub Registrar Shirur Dist Pune 412210 Bounded: North: Road, South: Flat No 101 & CTS No 822 East: Passage & Road, West: CTS No 820, 821	Rs.13,07,000/- (Rupees Thirteen Lakhs Seven Thousand Only).	Rs.1,30,700/- (Rupees One Lakh Thirty Thousand Seven Hundred Only)	Rs. 13,000/- (Rs. Thirteen Thousand Only)

For detailed terms and condition of the sale, Branch contact detail, Registration and Login and Bidding Rules visit <https://baanknet.com>
Note : All bidders are requested to visit the above site & complete the registration, KYC Updation & payment 3 to 4 days before date of E-auction to avoid last minute rush.

Date & Time of E-Auction: 28.11.2025 (12:00 Noon to 5:00 PM)

The English version shall be final if any question of interpretatio arises.

Authorized Officer,
Union Bank of India