

| Loan Account No. | Name of the Borrower/Co-Borrower/Guarantor | Demand Notice Date | Amount Outstanding | Date of Possession Taken | Description of the Property Mortgaged |
|---|--|--------------------|--|--------------------------|---|
| HOU/P/M/10 18/590184 B.O.: Pimpri Chinchwad | Sujai Sudhakar/ Seema Sujai | 14-05-2025 | Rs. 44,45,296.18 (Rupees Forty Four Lakh Forty Five Thousand Two Hundred Ninety Six Paise Eighteen Only) | 26-12-2025 (Physical) | Building A, Sixth Floor, 612, Vision Indrabhumi, Survey No. 238, Off Birs Road, Moshi Annex, Old, Pune Nashik Road, Village Dudulgaon, Pune, Maharashtra - 411044 |

PLACE:- PIMPARI CHINCHWAD, DATE:- 31-12-2025

AUTHORIZED OFFICER, PNB HOUSING FINANCE LTD.

PUBLIC NOTICE

Government of Maharashtra, SEIAA, Environment Department has accorded Environment Clearance (EC) No. SIA/MH/INFRA2/552453/2025 dated 23rd December 2025, for Proposed Residential Project on S. No. 3484/S, Siddhant Nagar, Near Hotel D Palace, Bavdhan (B), Pune, Maharashtra. The copy of the clearance letter is available with Maharashtra Pollution Control Board and may also see at the Environment Department, Maharashtra state website at <http://parivesh.nic.in>

Saniket Infratech LLP.

CTS No. 37/6, 101, Saniket House, Lane No.6, Prabhat Road, Endrawane, Pune, Maharashtra-411004.

NIDO HOME FINANCE LIMITED

(formerly known as Edelweiss Housing Finance Limited)
Registered Office Situated at Tower 3, 5th Floor, Wing 'B', Kohinoor City Mall, Kohinoor City, Kirti Road, Kurla (West), Mumbai - 400 070. Regional Office at: Office No. 407-410, 4th Floor, Kakade Bizz Icon, CTS 2687B, Ganeshkhind Road, Bhamburde, Shivaji Nagar, Pune, Maharashtra 411016.

PUBLIC NOTICE

This is with reference to the secured assets of NIDO Home Finance Limited (herein after referred as NIDO) i.e. ALL THAT PART AND PARCEL OF FLAT NO. 404 HAVING AREA ADM 88.86 SQ. MTR i.e. 967 SQ. FT. NET SALABLE ON 4TH FLOOR IN WING A1, BUILDING NO. 1607 A TARA CITY GAT NO. 1607, 1609, 1609, 1611, 1702 AT LONI KALBHOV TQ, HAVELI DISTRICT PUNE 412011 WITHIN LIMITS OF PUNE ZILLA PARISHAD & JURISDICTION OF SUB REGISTRAR HAVELI, PUNE, Possession Notice published on 17th September 2025 thereof in "Financial Express" & "Lokmat" for the purpose of realizing secured assets for recovery of outstanding dues of the company in exercise of powers under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and rules made thereunder. You have failed to make payment towards the discharge of your liabilities to the company. Hence we have sole and above mentioned secured assets on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" condition under Sec 13(4) of the Act read with Rules 8 & 9 of the Security Interest (Enforcement) Rules.

The above-mentioned secured assets disposed of by the Secured Creditor due to failure in repaying the total outstanding amount of loan account by the PRADHAN PADMAKAR PANDIT (Borrower) & PRADHYA PADMAKAR PANDIT, PRABHAV PADMAKAR PANDIT (Co-Borrowers) in LAN no. LPMCB0B00009905 & LPMCB0B00009893.

We hereby call upon the defaulted PRADHAN PADMAKAR PANDIT (Borrower) & PRADHYA PADMAKAR PANDIT, PRABHAV PADMAKAR PANDIT (Co-Borrowers) to remove all the household things/assets from our secured and possessed property as described above within 7 days from this notice.

In case of failure, being secured creditors we have every right to dispose of the movable existing in the above mentioned Flat and adjust the sale proceeds towards the outstanding loan amount.

Kindly note NIDO will not be responsible for any article or things present in the Flat after 8th of Jan 2026.

For removal of your articles from the said property you can contact Legal Manager of NIDO on 7400113287.

Place: PUNE Sd/- Authorized Officer Date: 01.01.2026 FOR Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited)

ANAND RATHI

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 Schedule Immovable property inter alia secured to Anand Rathi Global Finance Limited ["ARGFL"] Secured Creditor having Loan Account No. APL000000786 the Physical Possession of which, will be sold by an Online e-Auction through website <https://sfarsaesi.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 costs 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 Fusungi-Pune-411030

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

Property Address: Flat No. 102, 01st Floor, Wing A, Sneha Kinara, Shanta Aptape Path, CTS No. 1650 To 1666, Survey No.41A, Hissa No.1A/2B/1/18/1, Bopadi, Pune, 411020.

Outstanding Amount (as per demand notice along with future interest and cost) Eight Thousand Six Hundred and Four Only)

Date of Auction 20/1 January 2026

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 13/1 January 2026

Date and Time for submission of Tender form along with KYC documents Up to 4.00 PM with KYC documents

Date & time of opening of online offers 20/1 January 2026 Between 10:00 am and 1:00 PM

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

This Publication is also 15 days' notice stipulated under rule 8(6) & 9(1) or Security Interest (Enforcement) Rules, 2002 to the above Borrower/Co-Borrower/s/Guarantor.

Date: 31/ December 2025 Anand Rathi Global Finance Limited

Place: Pune Authorized Signatory

DEMAND NOTICE

Branch: Ghorpadi Bazar, Pune - 400001, Ph : 020-26840701 & 26840172 Email: brmgr184@mahabank.co.in

DEMAND NOTICE

(Under Section 13(2) of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI ACT) read with Rule 3(1) of the Security Interest (Enforcement) Rule, 2002)

The accounts of the following Borrowers with **Bank of Maharashtra**, having been classified as NPA, the Bank has issued notices under S.13(2) of the SARFAESI Act on the date mentioned below. In view of the non service of the notice on the last known address of below mentioned Borrowers/Guarantors this public notice is being published for information of all concerned. The below mentioned Borrowers/Guarantors are called upon to pay to **Bank of Maharashtra**, within 60 days from the date of publication of this Notice the amounts indicated below due on the dates together with future interest at contractual rates, till the date of payment, under the loan/and other agreements and documents executed by the concerned persons. As security for the Borrowers' obligation under the said agreements and documents, the respective assets shown against the names have been charged to **Bank of Maharashtra**. If the concerned Borrowers/ Guarantors shall fail to make payment to **Bank of Maharashtra** as aforesaid, then the **Bank of Maharashtra** shall be entitled to proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules entirely at the risks of the concerned Borrowers/Guarantors as to the costs and consequences. In terms of provisions of SARFAESI ACT, the Concerned Borrowers/Guarantors are prohibited from transferring the above said assets, in any manner, whether by way of sale, lease or otherwise without the prior written consent of **Bank of Maharashtra**. Any contravention of the said provisions will render the concerned persons liable for punishment and/or penalty in accordance with the SARFAESI Act. The Borrower's attention is invited to the provisions of sub-section 8 of Sec 13 of the Act, in respect of time available, to redeem the secured assets. This notice is also being published in vernacular language. The English version shall be final if any question of interpretation arises.

| Sr. No. | Branch Name & Name & Address of Borrower / Guarantor | Outstanding Amount | |
|---------|--|---|----------------------------|
| | | Demand Notice Date | Date of NPA |
| 1 | Branch : Ghorpadi Branch Pune 1) Mayur Construction Company (Borrower) Proprietor : Mr. Mayur Appa Kasabe, Survey No. 215, Swaraj Colony, Ganga Nagar, Fursungi, Taluka Haveli, District Pune Pune 412308 2) Mr. Appa Sambhaji Kasabe (Deceased) - To known and un-known legal heirs (Guarantor), Survey No. 215, Swaraj Colony, Ganga Nagar, Fursungi, Taluka Haveli, District Pune, Pune 412308 3) Mr. Nitin Shivram Sarode (Guarantor), House No. 2057, Behind Ambedkar Bhavan, Jan Mohammad Street, Camp, Pune - 411001 4) Mr. Appa Sambhaji Kasabe (Deceased) and Mr. Nitin Shivram Sarode and PARTNERS of M/S Shivkrushna Developers (Guarantor), Survey No. 215, Swaraj Colony, Ganga Nagar, Fursungi, Taluka Haveli, District Pune, Pune 412308 | Rs. 25,67,174.00 (Rupees twenty five lakhs sixty seven thousand one hundred seventy four only) + interest @ 13.30% p.a. and charges w. e. f. 25/10/2025 | Demand Notice : 25/10/2025 |
| | | NPA : 28/11/2021 | |
| | | Nature & Amount of Credit Facility : Term loan for Rs. 30.00 Lakhs | |
| | | Loan A/c No. 6033809503 | |

Description of Property - Primary Security- Hypothecation of Paid stock and payment to creditors
Collateral Security - Equitable mortgage of all that piece and parcel of All that piece and parcel CTS Nos. 1011 To 1013 And 1015 To 1020 total admeasuring 395.05 sq mtrs and building attached thereon situated at Vill. Fursungi Tal Haveli, Dist. Pune in the name of M/s Shivkrushna Developers through its partners Mr. Appa Sambhaji Kasabe & Mr. Nitin S. Sarode. said land is bounded as - On or towards East : by CTS No. 1023, On or towards West : By Road, On or towards South : By Road, On or towards North : by CTS No. 1029.

CERSAII Asset ID: 200033915738

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| 2 | Branch : Ghorpadi Branch Pune 1) Mr. Amin Rasul Vastad (Borrower). Address : Survey No. 215, Ganga Nagar, Fursungi, Pune, Pin - 412308 2) Mrs. Taslim Amin Vastad (Co-Borrower) Address : Survey No. 215, Ganga Nagar, Fursungi, Pune, Pin - 412308 | Rs. 11,63,374.00 (Rupees Eleven Lakhs Sixty Three Thousand Three Hundred Seventy Four Only) + interest @ 9.10% p.a. and charges w. e. f. 10/10/2025 | Demand Notice : 10/10/2025 |
| | | NPA : 15/09/2023 | |
| | | Nature & Amount of Credit Facility : House Loan of Rs. 11.00 Lakh, bearing A/c No. 6029948988 | |

Description of Property Primary Security - Equitable Mortgage of Flat No. 303, Third floor in Mayur Residency admeasuring area 391 Sq. ft. i.e. 36.33 Sq. mtrs. Built up with balcony constructed on land bearing S. No. 215, Hissa No. 7A/11 admeasuring area 00 H 02 R total area 00 H 07 R, situated at Village- phursungi, Taluka Haveli, Dist. Pune owned by Mr. AMIN RASUL VASTAD and Mrs. TASLIM AMIN VASTAD.

i) S. No. 215, Hissa No. 7A/8 bounded by: On or towards East : Combined Road, On or towards West : Property of Mr. Bargar, On or towards South : Property of Mr. Ajay Sopan Kamath, On or towards North : Shiv Road

ii) S. No. 215, Hissa No. 7D/11 bounded by: On or towards East : Property of Mr. Bahule, On or towards West : Property of Mr. Pardeshi, On or towards South : Combined Road of 20feet, On or towards North : Property of Mr. Bahule

CERSAII Asset ID : 200018025100

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| 3 | Branch : Ghorpadi Branch Pune 1. Mr. Pradip Tatyasaheb Tekkawaday, Sr. No. 73/A, Flat No.702, Building - J 2, Manjri Greenwoods, 7th Floor, Manjri Budruk, Solapur Road, Pune - 412307 2. Mrs. Shital Pradip Tekkawaday, Sr. No. 73/A, Flat No.702, Building - J 2, Manjri Greenwoods, 7th Floor, Manjri Budruk, Solapur Road, Pune - 412307 | Rs. 28 |
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