

## SBFC FINANCE LIMITED

Registered Office: Unit No.-103, 1st Floor, C&B Square, Sangam Complex, CTS No.95A, 127, Andheri Kurla Road, Village Chakala, Andheri (E), Mumbai-400059 | Telephone: +912267875300 | Fax: +91 2267875334 | www.SBFC.com | Corporate Identity Number: U67190MH2008PTC178270

### PUBLIC NOTICE

**This is to inform the Public that Auction of pledged Gold Ornaments will be conducted by SBFC Finance Ltd. On 23/09/2025 at 10.30 AM at SBFC Finance Ltd.**

The Gold Ornaments to be auctioned belong to Loan Accounts of our various Customers who have failed to pay their dues. Our notices of auction have been duly issued to these borrowers.

The Gold Ornaments to be auctioned belong to Overdue Loan Accounts of our various customers mentioned below with branch name.

**Sangli Branch Address : SBFC Finance Limited, Sanjog Colony, Plot No 7, 1st Floor, Pandharinath, C S No 1675, Civil Hospital Road, Near Samrat Vyam Shala, Sangli-416416 -**  
 SANGLI, AP00341448, AP00353923, AP00371758, AP00373407, AP00452529, AP00457821, AP00472754, AP00480149, AP00480845, AP00520651, AP00558705, AP00574845, AP00584138, AP00594763, AP00608153, AP00614990, AP00651621, AP00653838, AP00665024, AP00676101, AP00683152, AP00685487, AP00692432, AP00708613, AP00708823, AP00711219, AP00717085, AP00723746

**SWARGATE Branch Address : Shop No. 109 & 110 Part (UGAF) 1st Floor, The Pentagona Building, Shahu College Road, Near Panchami Hotel, Pune 411009 -**  
 Swargate/Pune, AP00013424, AP00086843, AP00119290, AP00126056, AP00163333, AP00323234, AP00413938, AP00415263, AP00423327, AP00522040, AP00523731, AP00530015, AP00540921, AP00558525, AP00567551, AP00577048, AP00594364, AP00602242, AP00607217, AP00614183, AP00623638, AP00624720, AP00625412, AP00638582, AP00640066, AP00663828, AP00664467, AP00664490, AP00665184, AP00665791, AP00666745, AP00667615, AP00668518, AP00671299, AP00673442, AP00675236, AP00677254, AP00679106, AP00682210, AP00685030, AP00685127, AP00685250, AP00686958, AP00687209, AP00687479, AP00688466, AP00689307, AP00689662, AP00692362, AP00692754, AP00693507, AP00694939, AP00695633, AP00725072, AP00744388, AP00781636

For more details, please contact SBFC FINANCE LIMITED Contact Number(s): 1800-102-80 12  
 (SBFC FINANCE LIMITED reserves the right to alter the number of accounts to be auctioned &/ postpone/ cancel the auction without any prior notice.)

## GIC HOUSING FINANCE LTD.

Corporate Office / Head Office : Gichfl, National Insurance Building 6<sup>th</sup> Floor, 14, Jamshedji Tata Road, Churchgate, Mumbai - 400020. Tel No- 022-43041900. EMAIL ID : corporate@gichfl.com. Website : www.gichflindia.com

- PUNE BRANCH : Neeleshankar, C.T.S No 1018, P.P.No 370, Deep Bungalow Chowk, Near Model Colony, Shivaji Nagar, Bhamburda, Pune-411016 Branch email ID : pune@gichflindia.com Authorised Officer : Rajendra Giri : 9552161428
- CHINCHWAD BRANCH : Office no. 202 & 203, 2nd floor, Premier Plaza II, G-Wing, Old Pune- Mumbai Highway, Above Hastakala Saree Shop, Chinchwad, Pune-411019 Branch mail Id: chinchwad@gichflindia.com Authorised Officer : Aamey Mairal: 9834833606
- HADAPSAR BRANCH : Office No. 212, Jayamala Business Court, E-Wing, 2nd Floor, Above Hyndal show room , Pune-Solapur Highway, Manjri Bk, Pune, Maharashtra 412307 Branch Email ID : hadapsar@gichflindia.com Authorised Person : Sushil Hendre:955080139

### E-AUCTION SALE NOTICE

**E-AUCTION DATE : 22-09-2025 / Last Date for Bid Submission : 20-09-2025.**

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

Sr. No.	File No./Branch Name / Name Of Borrower/ Co-Borrower	Property Address & Area Of Property Details(Built Up)	Demand notice issued date	Date of Physical Possession	Total Outstanding as on 05.09.2025 (incl. POS, Interest and Other charges) (In Rupees)	Reserve Price (In Rupees)
1	MH0270610004397 [CHINCHWAD BRANCH] / ABHIJEET SANJAY SHINDE/ TUSHAR SANJAY SHINDE/SANJAY SUKDEV SHINDE	Gut No: Gat On 443, Building Name: Krishna Icon, House No: 307, Floor No: Third, Plot No: 01, Street Name: Charohli Kh, Sector Ward No: Gat No 443, Land Mark: Near Gurukul Scholl, Village: Charohli Khrud, Location: Alandi Chorachi, Taluka: Haveli, State: Maharashtra, Pin Code: 412201 / Area Of Property Details : 640 Sq. Ft.	15.05.2019	21.01.2020	4420617/-	1699056/-
2	MH0270610003483 [CHINCHWAD BRANCH] / VIJAY MADHUKAR SAHARE / HARSHA VIJAY SAHARE	Gut No: 122, Building Name: Dwarka Building A-4, House No: 43, Floor No: Third, Plot No: 123, Street Name: Nr Dwarka City, Land Mark: Nr Dwarka City, Village: Mahalunge, Location: Mahalunge Ingale, Taluka: Khed, State: Maharashtra, Pin Code: 410501. / Area Of Property Details : 420 Sq. Ft.	02.02.2022	02.02.2024	1213082/-	906973/-
3	MH0680600002239 [HADAPSAR BRANCH] / RAJKUMAR SURESH JADHAV / YOGITA RAJKUMAR JADHAV	Gut No: Sr.no.95/H.NO.06B/1C, Building Name: Aboli Heights, House No: Flat No.e-1, Floor No: 5th, Plot No: Sr.no.95 / H.NO.06B/1C, Street Name: Ghule Wasti, Sector Ward No: Next To A.M College, Land Mark: Near Swami Samartha Mand, Village: Manjari Bk, Location: Manjari Bk, Taluka: Haveli, State: Maharashtra, Pin Code: 412307 / Area Of Property Details : 505 Sq. Ft.	03.01.2019	26.07.2019	2918443/-	1178064/-
4	MH0130610004112 [PUNE BRANCH] / PIYUSH SHIRPAD AWATI	Gut No: Cts 1958, Building Name: Classic Plaza, House No: 01, Floor No: Still, Plot No: 1958, Street Name: B Wing, Sector Ward No: Nr Bus Stop, Land Mark: Wadgaon Sinda Road, Village: Lohegaon, Location: Lohegaon, Taluka: Haveli, State: Maharashtra, Pin Code: 411047	03.09.2021	29.12.2023	3379305/-	2084940/-
5	MH0130610001964 [PUNE BRANCH] / SUNITA ROHIDAS KONDHALKAR / ROHIDAS DINKAR KONDHALKAR	Gut No: S No 32 H No 3, Building Name: Parmanand Vihar, House No: F No 17, Floor No: 5th Floo, Street Name: Near Bangalore Highway, Land Mark: Nr Siddhi Garden/ Zeal I, Village: Narhe, Location: Dhayari, Taluka: Haveli, State: Maharashtra, Pin Code: 411041 / Area Of Property Details : 585 Sq. Ft.	20.04.2017	23.01.2019	3839917/-	1194102/-
6	MH0680600002621 [HADAPSAR BRANCH] / PARAS SUDDHIR SHAHA	Gut No: Cts No.514b 514a/2, Building Name: Krushnakunj, House No: Flat No.02, Floor No: Still, Plot No: Ward No.2/ Div 2.6, Street Name: Siddheshwar Galli, Sector Ward No: Close To Gandhi Chowk, Land Mark: Behind Rajasthan Cloth C, Village: Baramati, Location: Baramati, Taluka: Baramati, State: Maharashtra, Pin Code: 413102 / Area Of Property Details : 517 Sq. Ft.	06.09.2018	26.12.2019	3242368/-	1220947/-
7	MH068060000262 [HADAPSAR BRANCH] / PARAS SUDDHIR SHAHA	Gut No: Ward No 2 Div 2.6, Building Name: Krushnakunj, House No: 01, Floor No: Ground, Plot No: Cts No. 514b 514a/2, Street Name: Siddheshwar Galli, Sector Ward No: Close To Gandhi Chowk, Land Mark: Behind Rajasthan Cloth C, Village: Baramati, Location: Baramati, Taluka: Baramati, State: Maharashtra, Pin Code: 413102 / Area Of Property Details : 517 Sq. Ft.	06.09.2018	26.12.2019	3522145/-	1220947/-
8	MH0270610002272 [CHINCHWAD BRANCH] / KISHOR SADASHIV PISAL/ SHOBHA KISHOR PISAL	Gut No: 82 Hissa No. 10, Building Name: Sneha Vihar, House No: D 2 504, Floor No: Fifth, Plot No: 82, Street Name: Anant Nagar, Land Mark: Nr Anant Dangal Industri, Village: Shivane, Location: Shivane, Taluka: Haveli, State: Maharashtra, Pin Code: 411023 / Area Of Property Details : 1005 Sq. Ft.	28.05.2018	03.09.2019	5947367/-	1980584/-
9	MH0130610002480 [PUNE BRANCH] / ASHOK RUPDAS VAISHNAV/ SUNITA ASHOK VAISHNAV	Gut No: S-114/3 Cts-1125, Building Name: Green Field Co-Op Hsg Society, House No: Flat-1/Bldg-C, Floor No: Ground, Plot No: S-114/3, Street Name: Shivirthi Nagar, Land Mark: Near Shivirthi Nagar, Village: Pune, Location: Kohrud, Taluka: Haveli, State: Maharashtra, Pin Code: 411038 / Area Of Property Details : 600 Sq. Ft.	24.04.2019	15.11.2022	6832446/-	4514400/-
10	MH0130610003103 [PUNE BRANCH] / CHARUDATTA JOGLEKAR/ KETAKI JOGLEKAR	Gut No: 111, House No: 132, Floor No: Gr Mg Fl, Plot No: 7 10 15 16 17 18, Street Name: Waygaon Road, Land Mark: Near Borive Village, Village: Vyahali, Location: Vyahali, Taluka: Wai, State: Maharashtra, Pin Code: 412803 / Area Of Property Details : Land: 29450 + Building 2680 Sq. Ft.	13.02.2020	05.06.2023	47072993/-	1855952/-
11	MH0130610004056 [PUNE BRANCH] / SURESHA SURESH CHOUJULE / GUNABAI HARI SHINDE	Sr No - 63/71, Building Name: Suman Vrudavan, House No: 402, Floor No: Fourth, Plot No: Nr Suman Sankalp Bui, Street Name: Close To Katraj Bypass, Street No: , Sector Ward No: Behind Cilia Showroom, Land Mark: Opp Lane To Ram Temple, Village: Ambegaon Bk, Location: Ambegaon Bk, Taluka: Haveli, State: Maharashtra, Pin Code: 411046 / Area Of Property Details : 563 Sq. Ft.	20.08.2021	26.05.2022	2368143/-	1249066/-
12	MH0130610002037 [PUNE BRANCH] / SANTOSH ARUN PANDIT / ASHA SANTOSH PANDIT	Gut No: S.No.8/12, Building Name: Shri Narendra Complex, House No: Flat-25, Floor No: Fourth, Street Name: Sindhgad Road, Land Mark: Near Ruru Nagar, Village: Pune, Location: Dhayari, State: Maharashtra, Pin Code: 411041 / Area Of Property Details : 681 Sq. Ft.	22.05.2018	11.03.2019	3430391/-	1176033/-
13	MH0270610003918 [CHINCHWAD BRANCH] / PADMAKAR L NAIK/ SAVITA L NAIK	Gut No: 01, Building Name: Mantra Residency, House No: 201 C1, Floor No: Second, Plot No: 01, Street Name: Building C1, Sector Ward No: Nighoje, Land Mark: Nr Nighoje Gavthan, Village: Chakan, Location: Chakan, Taluka: Khed, State: Maharashtra, Pin Code: 410501 / Area Of Property Details : 574 Sq. Ft.	01.06.2021	02.02.2024	2763163/-	1332751/-
14	MH0130610002128 [PUNE BRANCH] / DEVAKI MOHIT JANRAO/ MOHIT ARUN JANRAO	Gut No: 32, Building Name: Krushna Vihar, House No: 503, Floor No: Fifth, Plot No: Hissa No: 3, Street Name: Sindhgad Road, Land Mark: Near Siddhi Garden, Village: Narhe, Location: Pune City, Taluka: Haveli, State: Maharashtra, Pin Code: 411041 / Area Of Property Details : 585 Sq. Ft.	22.05.2018	05.03.2019	348843/-	1074692/-
15	MH0270610004746 [CHINCHWAD BRANCH] / ABDUL ISMAIL SHAIKH/ RESHMA ABDUL SHAIKH	Gut No: S-122, Building Name: Shiv Apartment, House No: Flat-7, Floor No: Second, Plot No: 122, Street Name: Rajwade Nagar, Sector Ward No: S-122, Land Mark: Opp Parmeshwar Temple, Village: Rahatani, Location: Kalewadi, Taluka: Haveli, State: Maharashtra, Pin Code: 411017 / Area Of Property Details : 530 Sq. Ft.	05.08.2021	29.08.2022	4054713/-	2213280/-
16	MH0270610002206 [CHINCHWAD BRANCH] / POREL MAYA	Gut No: 82, Building Name: Sneha Vihar, House No: 602, Floor No: Still, Plot No: 10, Street Name: Anant Nagar, Sector Ward No: C1 Wing, Land Mark: Nr Dangat Patli Indl, Village: Shivane, Location: Shivane, Taluka: Haveli, State: Maharashtra, Pin Code: 411023 / Area Of Property Details : 600 Sq. Ft.	06.10.2021	12.2.2022	3274698/-	1306368/-

DATE OF E-AUCTION & TIME : 22-09-2025 at the Web-Portal (<https://www.bankauctions.in>) from 3.00 PM TO 04:00 PM. with unlimited extensions of 5 minutes each.

Last date of submission of Tender/Sealed Bid in the prescribed tender form along with EMD & KYC either through online mode or at the above mentioned GICHFL Office at 20-09-2025 before 5:00 PM. Further to this PUBLIC NOTICE for E-Auction Sale of the above said Assets / properties (in terms and conditions of the SARFAESI, Act 2002 and rules thereunder) GICHFL invites OFFERS EITHER in sealed cover/s or in Online mode to purchase the said properties on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

- TERMS & CONDITIONS OF THE AUCTION SALE ARE AS FOLLOWS:-**
- E-Auction is being held on "As is where is Basis", "As is what is Basis", "Whatever there is" and "Without Any Recourse Basis", and will be conducted "Online". The E-Auction will be conducted through GICHFL approved Auction service provider "M/S.4 closure"
  - The intending bidders should register their names at portal <https://bankauctions.in/> and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. 4 closure, # 605 A, 6<sup>th</sup> Floor Maltrivanam, Ameerpet, Hyderabad - 500038, Telangana. Office Land Line No: 040-23736405; Backend team : 814200062 / 66, Mr. Prakash - 814200064 / 8142000725, prakash@bankauctions.in, Mr. Nitesh Pawar, Manager, Mumbai, No:8142000725, mail id: Nitesh@bankauctions.in Property enquiries, CONTACT DETAILS : RAJENDRA GIRI : 9552161428 / AAMEY MAIRAL: 9834833606 / SUSHIL HENDRE:955080139
  - The E-auction Sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder/website also subject to conditions in the offer/bid documents to be submitted by the intending/participating bidders.
  - Every bidder is required to have his/her own email address in order to participate in the online E-auction.
  - Once Intending Bidder formally registers as a qualified tenderer before authorized officer of GICHFL, will have to express his/her interest to participate through the E-auction bidding platform, by submitting document. It shall be the tenderer's/online bidder's sole responsibility to procure his/her login ID and password from the E-auction service provider.
  - The aforesaid properties shall not be sold below the reserve price mentioned above.
  - Intending bidders are required to deposit Earnest Money Deposit(s) (EMD) @ 10% of the abovesaid respective reserve prices, by way of DD/RTGS/NEFT favouring GIC Housing Finance Ltd. Bank details are as follows: **Bank Name: UNION BANK OF INDIA, A/c No: 005111010000039 - A/c Name: GIC HOUSING FINANCE LTD AUCTION A/C, Branch Name : LCB, FORT Address : UBI, 239 BACKBAY RECLAMATIO NARIMAN POINT MUMBAI MAHARASHTRA PINCODE 400021. IFSC Code - UBIN0800511.**
  - The said Deposit/s shall be adjusted in the case of successful bidder/s, otherwise refunded. The said earnest money deposit/s will not carry any interest.
  - The offer/s along with the aforesaid Earnest Money Deposit (EMD) can be submitted either "online" through the portal <https://bankauctions.in/> along with the EMD and scanned copy of KYC documents including PAN Card & address proof, to the service provider or through submitting sealed cover comprising bid form, EMD and KYC documents and it should reach the respective branch offices of GIC Housing Finance Ltd., mentioned above on or before EMD Submission due date.
  - That, after opening the tenders, the intending bidders who have submitted their bids for not less than the reserve price will be given an opportunity at the sole discretion of the Authorized Officer to increase the bidding amount.
  - The successful bidder/s shall deposit 25% of the amount of sale price, adjusting the EMD paid already, immediately on acceptance of offer by the Authorized officer in respect of the sale, failing which the earnest money deposited shall be forfeited. The balance 75% of the sale price is payable within 15 days from the date of confirmation of the sale solely at the discretion of the Authorized Officer. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited. The Authorized Officer shall not be required to give any further notice of forfeiture to the successful bidder.
  - Bidders are bound by the principle of "caveat emptor" (Buyer Beware) and advised to conduct their own due diligence to find any encumbrances, statutory liabilities, arrears of property tax, Income Tax, Excise Duty, Labour Dues, electricity and maintenance dues etc., of the firm or Secured Asset. The Successful bidder shall have to bear all outgoing i.e., municipal taxes, maintenance/society charges, electricity charges, stamp duty, registration charges, (if applicable), if any and all other incidentals charges, cost including all outgoing relating to the respective properties other than the sale price...
  - The successful bidder should bear the charges/fees payable on sale certificate, such as registration fees, stamp duty, taxes, and any other duties payable for getting the secured asset transferred in his/her name.
  - The Sale Certificate will be issued only in the name of the successful bidder and only after receipt of the entire /sale price.
  - The notice is hereby given to the Borrower/s, Mortgagor/s and the Guarantor/s that they can bring the intending buyer/purchaser for purchasing the properties mentioned above, as per the terms and Conditions of the E Auction Sale.
  - Inspection of the above said properties can be given on request and as per convenience of Authorized Officer.
  - The Authorized Officer is not bound to accept the highest offer or any or all offers and reserves the right to accept or reject any or all the tenders without assigning any reason therefor.
  - GICHFL is not responsible for any liability whatsoever pending upon the properties as mentioned above. The property shall be auctioned on "As is where is", "As is what is", "Whatever there is" and "without any recourse basis."
  - In case the borrower/s/mortgagor approaches GICHFL before confirmation of sale, offering contractual dues + expenses + interest @ 15 % from date of proclamation of sale + 5% of the purchase money (in case after sale which is to be paid to successful bidder) and requests for cancellation of the sale, GICHFL shall accept the amount and hand over the possession to mortgagor
  - The highest bidder has to pay 25% (inclusive of earnest money deposited) of the bid amount in terms of the sale notice immediately and the balance 75% of the bid amount is payable in 15 days or such other extended period as agreed upon between the parties (AO and the successful bidder). However, Authorized Officer is to be confirmed sale certificate after expiry of 30 days from the date of sale and in no case the sale is to be confirmed before expiry of 30 days from the date of sale. Only after receipt of full payment, sale to be confirmed and the sale certificate to be issued.
  - Minimum Bid increment value is Rs.10,000/-**

**STATUS 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002**

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

Date : 06.09.2025  
 Place : PUNE / CHINCHWAD / HADAPSAR  
 Sd/  
 Authorised Officer

## HERO HOUSING FINANCE LIMITED

Contact Address: 3rd Floor, 301 to 304, A-Wing, Kapil Tower, Dr. Ambedkar Road, Near RTO Office, Pune, Maharashtra - 411001.

Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057, Ph: 011 49027000, Toll Free No: 1800 212 8000, Email: customer.care@herofin.com Website: www.herohousingfinance.com | CIN: U65192DL2016PLC20148

### POSSESSION NOTICE (FOR IMMOVABLE PROPERTIES)

(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 per Demand Notice	Date of Possession (Constructive Physical)
HFBFRLMPLAP 2200020948, HFBFRLMPLAP 2400004781	Mangesh Arjunrao Girmre, Arjun Krishna Girmre, Gouri Kirans & General Stores, Kamal Arjun Girmre	16.06.2025 Rs. 8,05,500/- as on 10.06.2025	02.09.2025 (Symbolic)
HFBFRLMPLAP 2200020022	Nikhil Sampat Devkatte, Ratnail Nikhil Devkatte	10.06.2025 Rs. 27,15,146/- as on 09.06.2025	02.09.2025 (Symbolic)
HFBFRLMPLAP 2200003032, HFBFRLMPLAP 22000030792	Gadade Yallappa Annapa, Indravad Yallappa Gadade	09.06.2025 Rs. 34,37,954/- as on 09.06.2025	02.09.2025 (Symbolic)
HFBFRLMPLAP 2200004703	Umesh Ajmath Mastud, Kamini Umesh Mastud	16.06.2025 Rs. 59,29,161/- as on 10.06.2025	03.06.2025 (Symbolic)

**DATE :- 06-09-2025, PLACE :- PUNE, SANGLI FOR HERO HOUSING FINANCE LIMITED**

Sd/ Authorised Officer

Form No. 14  
 [See Regulation 33(2)]  
 By Regd./A.D. Dasti failing which by Publication,  
**OFFICE OF THE RECOVERY OFFICER-III**  
**DEBTS RECOVERY TRIBUNAL PUNE**  
 Unit No. 307 to 310, 3<sup>rd</sup> Floor, Kakade Bzlcon Building, Shivaji Nagar, Pune - 411005.

**DEMAND NOTICE**  
**NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS & BANK RUPTCY ACT, 1993 AND RULE 2 OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961**  
 RC/28/2024 29.08.2025

**UNION BANK OF INDIA**  
**Versus**  
**AWATE ENGINEERING PRIVATE LTD.**

To  
 (CD-1) Awate Engineering Private Limited, Registered Office: Plot No. D-61/D-62, M. I. D. C., Ranjangaon, Taluka: Shirur, District: Pune - 412220.  
 (CD-2) Mr. Eknath Krushna Awate, Address: Flat No. 105, Kunal, Ozone Building, Survey No. 1162/5, Behind Simla Office, University Road Shivajinagar, Pune - 411005.  
 (CD-3) Mrs. Shobha Krushna Awate, 1. Address: Flat No. 105, Kunal Ozone Building Survey No. 1162/5, Behind Simla Office, University Road, Shivajinagar, Pune-411005, 2. C/O. M.S. Laxmi Engineering Enterprise, Address: Gat No. 767, Plot No. 5/673, P. C. M. C., Pawar Wasti, Chikhali Road, Near Pimpri Telco, Pune - 412114.  
 (CD-4) Mr. Sushil Eknath Awate, Address: Flat No. 105, Kunal Ozone Building Survey No. 1162/5, Behind Simla Office, University Road, Shivajinagar, Pune - 411005.  
 (CD-5) Mr. Ajay Eknath Awate, Address: Flat No. 105, Kunal Ozone Building Survey No. 1162/5, Behind Simla Office, University Road, Shivajinagar, Pune - 411005.

This is to notify that as per the Recovery Certificate issued in pursuance of orders passed by the Presiding Officer, DEBTS RECOVERY TRIBUNAL PUNE in OA/714/2019 an amount of **Rs. 3,29,71,462.00** (Rupees Three Crore Twenty Nine Lakhs Seventy One Thousands Four Hundred Sixty Two Only) along with cost, expenses and future interest @ 9% Simple Interest Yearly w.e.f. 21.01.2023 till realization and costs of Rs. 1,75,255.00 (Rupees One Lakh Seventy Five Thousands Two Hundred Fifty Five Only) has become due against you (Jointly and severally).

2. You are here by directed to pay the above sum within 15 days of the receipts of the notice, failing which the recovery shall be made in accordance with the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 and Rules there under.

3. You are hereby ordered to declare on an affidavit the particulars of yours assets on or before the next date of hearing.

4. You are hereby ordered to appear before the undersigned on **25.11.2025 at 10:30 a.m.** for further proceedings.

5. In addition to the sum aforesaid, you will also be liable to pay:  
 (a) Such interests as is payable for the period commencing immediately after this notice of the certificate / execution proceedings.  
 (b) All costs, charges and expenses incurred in respect of the service of this notice and warrants and other processes and all other proceedings taken for recovering the amount due.

Given under my hand and the seal of the Tribunal, on this date: 29.08.2025

Vinay Saxena  
 Recovery Officer II,  
 Debts Recovery Tribunal, Pune

## Home First Finance Company India Limited

CIN: L65990MH2010PLC240703, Website: [homefirstindia.com](http://homefirstindia.com) Phone No.: 180033008425 Email ID: [loanfirst@homefirstindia.com](mailto:loanfirst@homefirstindia.com)

### DEMAND NOTICE U/s 13(2)

You the below mentioned borrower has defaulted loan by mortgaging the schedule mentioned property and you the below mention has stood as borrower/co-borrower/guarantor for the loan agreement. Consequently to the default committed by you, your loan account has been classified as non-performing asset on 03-09-2025 under the provisions of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short SARFAESI Act). We Home First Finance Company India Limited have issued Demand Notice u/s 13(2) read with section 13(13) of the SARFAESI Act to the address furnished by you. The said notices are issued as on 03-09-2025 and these notices state that you have committed default in payment of the various loans sanctioned to you. Therefore, the present publication carried out to serve the notice as the provision of Section 13(2) of SARFAESI Act and in terms of provision to the rule 3(1) of the Security Interest (Enforcement) Rules, 2002:

Sr. No.	Name and Address of the Account, Borrower(s) & Guarantor(s)	Details of the security to be enforced	Total Outstanding as on date of Demand Notice plus further interest and other expenses (in Rs.)
1.	Yogesh Shivaji Renuse, Nitesh Shivaji Renuse, Shivaji Tanaji Renuse	Flat-Sr No 30, hissa no 6/31/1, Near Chinatamani School, Ambegaon BK Pune, Maharashtra-411029. Bounded By : East by - Shri. Income of Khashaba Kare, South by - Common Road, West by - Shri. Income of Jagannath Maral, North by - Shri. Income of Shivaji Renuse.	17,79,387
2.	RAHUL Ramesh Kamble, SANGITA RAMESH KAMBLE, Pritibha Ramesh Kamble	House-Plot No. 22, Rs. no. 15/1, Shiv Samrat Colony, SHIVSAMRAT COLONY GOLIBAR MAIDAN, Kolhapur, Maharashtra-416006. Bounded By : East by - Property of Narmuhammad Hakim, West by - Property of Maruti Bhosle, South by - Property of Baburao Yadav, North by - 14 Ft Wide Road.	17,48,556
3.	Vikas Agatrao Pawar, Renuka Vikas Pawar	Flat-303(11), Sai Enclave Co-Op Housing Society Limited, Plot No. 33, Gat No. 323/2, Situated at Mauje Somathe, Taluka Maval, Pune, Maharashtra-410506. Bounded By : East by - 06 meter road in Manjur lay-out, South by - 15 meter road in Manjur lay-out, West by - Group No. 323/2 Pt. residual income, North by - North : Group no. 322.	30,13,691
4.	Vinayak Madhukar Patil, Madhukar Pandurang Patil, Sangita Madhukar Patil	House-Plot 65 Unit A, R S No 140/27/2/8 paiki, Nr. Z p Colony & Phulewadi Ring Road Mouje Padali Khurd KI/ Karver Kolhapur, Kolhapur, Maharashtra-416010. Bounded By : East by - Plot No. 76, West by - 6 mtr. Road, North by - Plot No. 66, South by - Row H.U.No. 'B' of this plot No. 65.	26,70,504
5.	MIRASAHAB HUSAIN GANESHWADEKAR, Reshma Mirasahab Ganeshwadekar	House-Plot no. 41/1, S. no. 51/10/14/25/B, Old S. no. 99/10/14/25/B, Kousarbag, Near Shinde Hall, Malgaon Road, Alp, Miraj, Tal. Miraj, Dist. Sangli, Maharashtra-416410. Bounded By : East by - Road, West by - Plot No. 42, North by - Plot No. 41/2, South by - Plot No. 40.	4,34,424
6.	Rohit Rajaram Shinde, Priya Rohit Shinde	Flat- S. No. 448/3, Plot No. 16, New Extn. C. S. No	