

**UGRO Capital Limited**

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

DEMAND NOTICE

UNDER THE PROVISIONS OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("THE ACT") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002, ("THE RULES")

The undersigned being the authorised officer of UGRO Capital Limited under the Act and in exercise of the powers conferred under Section 13(2) of the Act, read with the Rule 3, issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that the borrower(s) are avoiding the service of the demand notice(s), therefore the service of the demand notice is being effected by affixation and publication as per the Rules.

The contents of the demand notice(s) are extracted herein below:

Sl.No.	Name of the Borrower(s)	Demand Notice Date and Amount
1.	1) PADMaja ENPRO TECH INDIA PRIVATE LIMITED 2) PRASAD BALASAHEB PAWAR 3) ONKAR BALASAHEB PAWAR 4) BALASAHEB MURLIDHAR PAWAR	Demand Notice date: 06-Dec-2025 Notice Amount: 70,77,191.00/- (Rupees Seventy Lakh Seventy Seven Thousand One Hundred Ninety One Only) As on 05/12/2025

DESCRIPTION OF SECURED ASSET(S)- Description Of The Property/Properties Mortgaged With Lender All That Part And Parcel Of Immovable Property Bearing House/Flat/Cs No. 2969 All That Place And Parcel Of The Roc Construction Admeasuring About 1662.00sq.Ft At Survey No. 164/A Its Cts No. 2969, Admeasuring About 286.80sq.Mtrs. At Village Talawade Tal. Haveli, District Pune And Which Is Bound As Under, On Or Towards East: Adj. Property On Or Towards West: Adj. Property On Or Towards South: Road On Or Towards North: Adj. Property.

The borrower(s) are hereby advised to comply with the demand notice(s) and pay the demand amount mentioned therein and hereinabove within 60 days from the date of this publication together with applicable interest, late payment penalty, bounce charges, cost and expenses etc. till the date of recovery of the payment. The borrower(s) may note that UGRO Capital Limited is a Secured Creditor and the loan facility availed by the borrower(s) is a secured debt against the immovable property(ies) being the secured asset(s) mortgaged by the borrower(s) with UGRO Capital Limited.

In the event, the borrower(s) are failed to discharge their liabilities in full within the stipulated time, UGRO Capital Limited shall be entitled to exercise all the rights under Section 13(4) of the Act to take possession of the Secured 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 in order to realize the dues in the loan account of the borrower(s). UGRO Capital Limited is also empowered to ATTACH AND/OR SEIZE the Secured Asset(s) before enforcing its right to sale or transfer. Subsequent to the sale of the Secured Asset(s), UGRO Capital Limited also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the Secured Asset(s) is insufficient to cover the dues payable by the borrower(s) to UGRO Capital Limited. This remedy is in addition and independent of all other remedies available to UGRO Capital Limited under any other law. The attention of the borrower(s) is invited to Section 13(8) of the Act in respect of time available, to redeem the Secured Asset(s) and further to Section 13(13) of the Act, whereby the borrower(s) are restrained/prohibited from disposing or dealing with the Secured Asset(s) or transferring the same by way of sale, lease or otherwise (other than in ordinary course of business) any of the Secured Asset(s) without prior written consent from UGRO Capital Limited and non-compliance of the above is an offence punishable under Section 29 of the Act. The copy of the demand notice(s) is available with the undersigned and the borrower(s) may, if they so desire, collect the same from the undersigned.

Place: PUNE Date: 19.12.2025 Sd/- (Authorized Officer)
For UGRO Capital Limited, authorized.officer@ugrocapital.com

CFM ASSET RECONSTRUCTION PRIVATE LIMITED

Registered office: Block No. A1003, West Gate, Near YMCA Club, Sur No. 835/1+3, S.G. Highway, Makarba, Ahmedabad - 380051 Gujarat.
Corporate Office: 1st floor, Wakefield House, Sprott Road, Ballard Estate, Mumbai - 400038

EMAIL: ram.jaluka@cfmcap.in CONTACT: 022-40055282/897686272



thoughtful regeneration

CIN: U67100GJ2015PTC083994

Under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (Act) read with Rule 3 of the Security Interest (Enforcement) rules 2002.

That borrowers had availed various financial assistance from Unimoni Financial Service Limited (hereinafter referred to as the "Original Lender"). Subsequent to the defaults made by the Borrower, the Original Lender had declared its account as Non-Performing Asset (NPA) in accordance with Guidelines and Directions issued by Reserve Bank of India (RBI) from time to time. Thereafter, the Original Lender had assigned the financial assets of the borrower along with underlying security interest and all rights title and interest therein to CFM Asset Reconstruction Pvt. Ltd. ("CFMARC") under the provisions of SARFAESI Act.

CFMARC has acquired the entire Financial Assets along with underlying security interest of the borrower under the provisions of section 5 of the SARFAESI Act from the Assignor. The Assignor has assigned all the rights, title and interests of Borrower in favour of CFMARC acting in its capacity as trustee of the CFMARC Trust-173, vide Assignment Agreement dated 29.03.2025 duly registered on 03.04.2025. By virtue of assignment of Financial Assets and the underlying securities, CFMARC has stepped into the shoes of Secured creditor to the borrower and is entitled to recover outstanding dues and enforce the underlying security interest.

The undersigned is the Authorised Officer of CFMARC under Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(12) of the said

Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorised Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower(s), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, once again, to the said Borrower(s) to pay to CFMARC, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice(s), from the date(s) mentioned below till the date of payment and/or realizable, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to CFMARC by the said Borrower(s) respectively.

If the said Borrowers shall fail to make payment to CFMARC as aforesaid, CFMARC shall proceed against the above secured assets U/s. 13(4) of the act and applicable rules entitling at the risk of borrower as to the cost and consequences.

The said Borrower/mortgagor are prohibited U/s.13(13) the Act from transferring the aforesaid secured assets, whether by way of sale, lease or otherwise without the prior written consent of CFMARC. Any person who contravenes or abets contravention of the provisions of the said Act or Rules made there under, shall be liable for imprisonment and/or penalty as provided under the Act.

Place: PUNE Date: 19.12.2025 Sd/- Authorized Officer
For CFM Asset Reconstruction Pvt. Ltd. [CFMARC Trust - 173]

GODREJ FINANCE LIMITED

Registered Office: Godrej One, Pirojshonagar, Eastern Express Highway, Vikhroli (East) Mumbai- 400079
Branch Address- Godrej Finance Limited, Third floor, Gulmohar Plaza, ITI Road, Andheri (E) Mumbai- 400051

NAME OF BORROWER(S)/ GUARANTOR(S)

1. Ms. Aditi Irrigation Technologies Private Limited Office No 101 Lotus Court, Pune Satara Road, Parvati Pune, Near Panchni Hotel, Pune- 411009, Maharashtra
2. Mr. Pramod Arvind Ballal, C-503, 9 Green Park Apartment, Sahakar Nagar, Pune, Maharashtra- 411009
3. Mrs. Aditi Pramod Ballal, C-503, 9 Green Park Apartment, Sahakar Nagar, Pune, Maharashtra- 411009 (Hereinafter collectively referred to as the "Borrowers")

E-AUCTION SALE NOTICE FOR THE SALE OF IMMOVABLE PROPERTY

Under SARFAESI Act, 2002, r/w rule 8(6) & 9 (1) of Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrowers, Co-borrowers, Guarantors AND Mortgagor that the below described immovable properties/are mortgaged to the Secured creditor. The physical possession of the property has been taken by the Authorised Officer of Godrej Finance Limited. The said immovable property will be sold on "AS IS WHERE IS" "AS IS WHAT IS" and "WHATEVER THERE IS" on 06.01.2026 for recovery of Rs. 3,41,63,670/- (Rupees Three Crores Forty-One Lakhs Sixty-Three Thousand Six Hundred Seventy Only) due as on 15.12.2025 with further interest from 16.12.2025 due to Godrej Finance Limited.

DESCRIPTION OF IMMOVABLE PROPERTY:

All those Piece and Parcel of property bearing Office No. 101, First Floor, Area admeasuring 2600 Sq. Ft. (built up) Lotus Court, Final Plot No. 477, T.P. Scheme No. 3, C.T.S. No. 4618, S. No.: 42/A/3/2A, Parvat, Tq. Havelli, Dist. Pune. (State of Maharashtra) is bounded as under: East - By Pune Satara Road, West - By Property Bearing Final Plot No. 631/2, North - By T.P. Scheme Road, South - By Jakat Naka and Property of Parvat Industrial Estate.

Possession Status : Physical Possession

Reserve Price : Rs. 2,55,88,000/- (Rupees Two Crores Fifty-Five Lakhs Eighty-Eight Thousand Only).

Ernest Money Deposit : Rs. 25,58,800/- (Rupees Twenty-Five Lakhs Fifty-Eight Thousand Eight Hundred Only)

Multiplier Amount : Rs. 10,000/- (to improve the bid offer).

Date & Time of Inspection : 19.12.2025 to 05.01.2026 - 10:00 AM to 04:00 PM. (Contact Nos: Mr. Sagar Kormik - 9930088906).

Last Date & Time for Submission of EMD along with requisite documents 05.01.2026 04:00 PM

Date & Time of E-Auction Sale: 06.01.2026 - 11:00 AM to 01:00 PM

E-Auction Portal Name : <https://bankauctions.in>

Communication Address : The Authorised Officer, Godrej Finance Limited, Third floor, Gulmohar Plaza, ITI Road, Andheri, Mumbai- 400051. Contact Persons: Mr. Rahul Bhure- 7350911355

1. The interested buyers are advised to go through the company's website www.godrejcapital.com for detailed terms and conditions. The present notice is also uploaded on the Company's official website at www.godrejcapital.com/gf/information-and-policies.

2. The auction sale will be 'Online E-Auction' Bidding through website <https://bankauctions.in>

Date : December 19, 2025 Place: Pune Authorized Officer Godrej Finance Limited

YES BANK LIMITED

Registered Office: Yes Bank House, Western Express Highway, Santacruz (E), Mumbai, 400 055

Branch Office: YES Bank Ltd., Plot No. 69/4, Mumtha Sumphony, Law College Road, Erandwane, Pune 411004

SALE NOTICE FOR SALE OF 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 Rule 8 (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 properties are mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Yes Bank Ltd. i.e. Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on below mentioned respective dates, for recovery of amount mentioned below in respective case due as per Sec. 13(2) notice subject to further interest and charges at contracted rate, due to the Secured Creditor from below mentioned borrowers, co-borrowers, mortgagees, guarantors in respective case. The reserve price, earnest money deposit & other details are as under.

Account No.	Name of Borrower/ Co Borrower/ Mortgagor/ Guarantor (s)/ Security provider/s	Description of Property	Date of Possession	Date of Demand Notice Amount Due as per 13(2) notice	Last Date for submission of BID	Date & Time of E-Auction	Reserve Price (Rs)	Ernest Money Deposit (Rs.)	Date of Inspection
AFH00 080097 4488	NAGMA MUJAHID TAMBOLI & MUJAHID AJMUDDIN TAMBOLI	Flat No. 03 2nd Floor in Building known as "Savordy Residency" S.No.167/1A/1/B Situated at Daund Pune-413801	23-04-2025	13-04-2023 Rs. 12,63,604.38	20-01-2026	21-01-2026 Time 10:00 am to 11:00 am with extension of 5 minutes each	Rs. 11,05,000/-	Rs. 1,10,500/-	06-01-2026
AFH00 080092 7124/ AFH00 080092 7107	ARIF HAMID TAMBOLI and RUKASANA HAMID TAMBOLI	Flat No. 307 3rd Floor building No. Wing G 2 in the Project known as "ANAND GRAM" Gat No. 295/ Old Gut.no.921 Situated at Village-Yavat-Tal.-Daund Dist.-Pune 412214	28-04-2025	10-01-2023 Rs. 10,74,321.37	20-01-2026	21-01-2026 Time 10:00 am to 11:00 am with extension of 5 minutes each	Rs. 8,07,500/-	Rs. 80,750/-	06-01-2026
AFH00 080092 6330	MAROTI DEVLING SWAMI & DHANASHREE MAROTI SWAMI	FLAT No. 310 3rd Floor Wing/Building- No. B in the Scheme known as "Gruhangam" Gat No.761 Situated at Village- Alandi Mhatobachi Taluka-Haveli District-Pune-412201	17-03-2025	16-03-2023 Rs. 9,43,517.30	20-01-2026	21-01-2026 Time 10:00 am to 11:00 am with extension of 5 minutes each	Rs. 9,26,500/-	Rs. 92,650/-	06-01-2026
AFH00 080092 6327	AVINASH KRUSHNA SONAR & SEEMA AVINASH SONAR	Flat No. 106, First Floor, Building 'A1', Project known as "Playtor Rajgurunagar", S.No.189 & 190/1/A/2, Situated at Village-Satkarthal, Taluka-Khed, District-Pune-410505	05-12-2024	23-02-2023 Rs. 1244294.80	20-01-2026	21-01-2026 Time 10:00 am to 11:00 am with extension of 5 minutes each	Rs. 9,18,000/-	Rs. 91,800/-	06-01-2026
AFH00 080091 9056	ASHPAK AHMAD SHAIKH & AHMED FARIED SHAIKH	Flat No. 103 First Floor Building No. M in the project known as Vision City Gat No. 308+309338 and Gat No. 339-40 & 339, Situated at Village- Jambhu Tal-Maval Dist.-Pune along with one covered car parking	17-04-2025	08-08-2022 Rs. 43,95,732.38	20-01-2026	21-01-2026 Time 10:00 am to 11:00 am with extension of 5 minutes each	Rs. 36,97,500/-	Rs. 3,69,750/-	06-01-2026
AFH00 080088 2949, AFH00 080088 2950	RAJU SOPAN BANEKAR & CHHAYA RAJENDRA BANEKAR	Flat No. 411, 4th Floor, Building No. A5, Playtor Rajgurunagar, Gat No. 189, Village- Satkarthal, Tal.-Khed, Dist.-Pune	26-08-2024	22-12-2022 Rs. 10,89,427.13	20-01-2026	21-01-2026 Time 10:00 am to 11:00 am with extension of 5 minutes each	Rs. 9,18,000/-	Rs. 91,800/-	06-01-2026
AFH00 080079 4852	ATUL PRAMOD KAMAT & AKANSHA ATUL KAMAT	Flat No.312, Third Floor, Building No. A2, "Xbia Ambi" Gat. No. 36, 37,39,40 & 339, Situated at Village- Ambi, Tal.-Maval, Dis-Pune-410507	16-0						