

Sr. No.	Loan Account No. & Branch	Name of Borrower(s) / Co-Borrower(s), Legal Heir(s) / Legal Representative / Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money Deposit	Type of Possession	Outstanding as on 30-01-2025
20)	9852468 & TCHHF027900100113968	Miss. Sunita Rathod, Mrs. Laxmi Rathod	Rs. 7,77,618/- (Rupees Seven Lakh Seventy Seven Thousand Six Hundred and Eighteen Only) is due and payable by you under Agreement No. 9852468 and an amount of Rs. 2,49,777/- (Rupees Two Lakh Forty Nine Thousand Seven Hundred and Seventy Seven Only) is due and payable by you under Agreement No. TCHHF0279000100113968 totalling to Rs. 10,27,395/- (Rupees Ten Lakh Twenty Seven Thousand Three Hundred & Ninety Five Only)	Rs. 11,50,000/- (Rupees Eleven Lakh Fifty Thousand Only)	Rs. 1,15,000 /- (Rupees One Lakh Fifteen Thousand Only)	Symbolic	Rs. 8,15,573/- (Rupees Eight Lakh Fifteen Thousand Five Hundred Seventy Three Only) is due and payable by you under Agreement No. 9852468 and an amount of Rs. 2,62,203/- (Rupees Two Lakh Sixty Two Thousand Two Hundred Three Only) is due and payable by you under Agreement No. TCHHF0279000100113968 totalling to Rs. 10,77,776/- (Rupees Ten Lakh Seventy Seven Thousand Seven Hundred Seventy Six Only)
Description of the Immovable Property: All that piece and parcel of the property bearing Flat No. K-201 admeasuring about Carpet area of 327 Sq. Ft. i.e. 30.39 Sq.Mtrs. Including terrace, situated on the "Level 3" Amely View of the Wing – K in the scheme name "Pratham" and also allotted Two Wheeler Parking Space, to be constructed on the property sub plot No. 1, Gat No. 1205/1C of village Talegaon Dhamdhare Taluka Shirur Dist. Pune situated within the limits of Grampanchayat Talegaon Dhamdhare, Taluka Panchayat Samiti, Shirur and Zilla Parishad, Pune.							
21)	9901642	Mr. Shashikant Rajurkar, Mrs. Chitra Rajurkar	Rs. 13,53,518/- (Rupees Thirteen Lakh Fifty Three Thousand Five Hundred Eighteen Only)	Rs. 10,30,000/- (Rupees Ten Lakh Thirty Thousand Only)	Rs. 1,03,000/- (Rupees One Lakh Three Thousand Only)	Physical	Rs. 18,78,346/- (Rupees Eighteen Lakh Seventy Eight Thousand Three Hundred Forty Six Only)
Description of the Immovable Property: All that piece and parcel of immovable property bearing Flat / Unit No. 110 on First Floor admeasuring 275.02 Sq. Ft. i.e. 25.55 Sq. Mtrs. (total carpet area) of the said Building No. B3, in the Building known as "Playtor Paud B", situated at Gat No. 218, 219, 220, 221 at Village Paud, Tal. Mulshi, Dist. Pune.							

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22)	TCHHL063900100071551 & 10273283	Mr. Vijay Dhanaji Pawar, Mrs. Pornima Vijay Pawar	Rs. 51,40,854/- (Rupees Fifty One Lakhs Forty Thousand Eight Hundred and Fifty Four Only) is due and payable by you under Agreement No. TCHHL0639000100071551 and an amount of Rs. 3,20,799/- (Rupees Three Lakhs Twenty Thousand Seven Hundred and Ninety Nine Only) is due and payable by you under Agreement No. 10273283 totalling to Rs. 54,61,653/- (Rupees Fifty Four Lakhs Sixty One Thousand Six Hundred and Fifty Three Only)	Flat No. 301 Rs. 12,80,000/- (Rupees Twelve Lakh Eighty Thousand Only)	Flat No. 301 Rs. 1,28,000/- (Rupees One Lakh Twenty Eight Thousand Only)	Physical	Rs. 53,12,025/- (Rupees Fifty Three Lakh Twelve Thousand Twenty Five Only) is due and payable by you under Agreement No. TCHHL0639000100071551
Description of the Immovable Property: Property I: All the piece and parcel of Flat No. 301 admeasuring 293 Sq.ft i.e. 27.23 Sq.mtr (including balcony/terrace) on Third Floor in the building known as Sai Aangan constructed on Survey No. 102/1/15B/1 (as per sale deed S. No. 102/1/15B) having CTS No. 5189, Survey No. 102/1/15A having CTS no. 5188 situated in the Village Pimpri Waghere, Tal. Haveli, District Pune. Property II: All the piece and parcel of Flat No. 303 admeasuring 1038 Sq.ft i.e. 96.46 Sq.mtr (including balcony/terrace) on Third Floor in the building known as Sai Aangan constructed on Survey No. 102/1/15B/1 (as per sale deed S. No. 102/1/15B) having CTS No. 5189, Survey No. 102/1/15A having CTS no. 5188 situated in the Village Pimpri Waghere, Tal. Haveli, District Pune.							

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

**NOTE: The E-Auction will take place through portal <https://www.bankeauctions.com> on 27-02-2025 between 02:00 PM to 03:00 PM with limited extension of 5 minutes each.**

**Terms and Conditions:** (1) The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. (2) The Immovable Property shall not be sold below the Reserve Price. (3) Bid Increment Amount will be: Rs. 10,000/- (Rupees Ten Thousand Only). (4) All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT / RTGS / IMPS, kindly contact Authorised Officer. (5) The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. (6) For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn / discontinue the sale. (7) Inspection of the Immovable Property can be done on 18-02-2025 between 11:00 AM to 05:00 PM with prior appointment. (8) The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money / bid which would include EMD amount to the Authorised Officer within 24 Hrs. and in default of such deposit, the property shall forthwith be put to fresh auction / sale by private treaty. (9) In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15<sup>th</sup> day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15<sup>th</sup> day be a Sunday or other holiday, then on the first office day after the 15<sup>th</sup> day. (10) In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction / sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD. and the defaulting purchaser shall lose all claims to the property. (11) Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD., to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities areas of property tax, electricity etc. (12) For any other details or for procedure online training on E-Auction the prospective bidders may contact the Service Provider, C1 INDIA PVT.LTD., Address: **C1 INDIA PVT. LTD.**, 3rd Floor, Plot No. 68, Sector-44, Gurgaon, Haryana - 122003, Mob.: 8866682937 & Phone: 7291981124 / 1125 / 1126, Email ID: [gujarat@c1india.com](mailto:gujarat@c1india.com) / [support@bankeauctions.com](mailto:support@bankeauctions.com) or **Manish Bansal, E-mail: manish.bansal@tatacapital.com, Authorised Officer, Mobile No. 8588983696.** Please send your query on **WhatsApp Number- 9999078669.** (13) TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner / borrower(s) and the copy of the challan shall be submitted to our company. (14) Please refer to the below link provided in secured creditor's website <https://surl.li/vezchq> for the above details. (15) Kindly also visit the link: <https://www.tatacapital.com/property-disposal.html>.

**PLEASE NOTE: TCHFL has not engaged any broker / agent apart from the mentioned auctioning partner for sale / auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.**

Sd/-  
Authorised Officer,  
TATA Capital Housing Finance Ltd.

Place: Pune  
Date: 10-02-2025

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Form No. INC-26  
[Pursuant to rule 30 the Companies (Incorporation) Rules, 2014]

Advertisement to be published in the newspaper for changeof registered office of the company from one state to another  
Before the Central Government  
Western Region  
In the matter of sub-section (4) of Section 13 of Companies Act, 2013 and clause (a) of sub-rule (5) of rule 30 of the Companies (Incorporation) Rules, 2014  
AND  
In the matter of Yumetta Foundationhaving its registered office at475/2680 S. T. Nagar, Pune, Pimpri (M.H.) 411018, 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 CompaniesAct, 2013seeking confirmation of alteration of the Memorandum of Association of the Company in terms of the special resolution passed at the Extra-Ordinary General Meeting held on 06/02/2025 to enable the Company to change its Registered Office from "State ofMaharashtra" to "State of Chhattisgarh".  
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](http://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 at the address Everest 5th Floor, 100 Marine Drive, Mumbai (M.H.) 400002within fourteen days of the date of publication of this notice with a copy to the applicant company with a copy of the applicant company at its registered office at the address mentioned below: 475/2680 S. T. Nagar, Pune, Pimpri (M.H.) 411018  
For and on behalf of the Applicant  
Date: 10/02/2025  
Place: Pune (M.H.)  
Priyadarsh Vijay Ture  
(Director)

MANAPPURAM HOME FINANCE LTD

FORMERLY MANAPPURAM HOME FINANCE PVT LTD  
CIN : U65923K12010PIC039179

Regd Office: IV/470A (OLD) W/638A (NEW) Manappuram House Valapad Thrissur, Kerala 680567  
Corp Office: Manappuram Home Finance Limited, Third Floor, Unit No. 301 to 315, A Wing, Kanakia Wall Street, Andheri-Kurla Road, Andheri East, Mumbai-400093, Maharashtra. Phone No.: 022-86211000, Website: [www.manappuramhomefin.com](http://www.manappuramhomefin.com)

**POSSESSION NOTICE (For Immovable Property)**  
Whereas, the undersigned being the authorised officer of Manappuram Home Finance Ltd ("MAHOFIN") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest "Act", 2002 (54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 9 of the security interest (Enforcement) Rules, 2002 issued a Demand Notice calling upon the borrowers and co-borrowers to repay the amount mentioned in the notice and interest thereon within 60 days from the date of receipt of the said notice. 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 Symbolic possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said "Act" read with rule 9 of the said rules. The borrower 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 Manappuram Home Finance Ltd as mentioned below for each of the respective properties:

Sr. No.	Name of Borrower and Co-borrower/ Loan account number/ Branch	Description Of Secured Asset In Respect Of Which Interest Has Been Created	Date of Demand Notice sent & Outstanding Amount	Date of Possession
1	Sambhaji Sadashiv Patil Ranjana Sambhaji Patil Rushikesh Sambhaji Patil Nikhil Govind Patil /C090COLONS000005010481/ Kolhapur	G P Milkat No. 69 On adm 1500 sqft & 655 sqft, Ap Padale Bk, Tal-Karver, Dist-Kolhapur, PO. Ambewadi, Kolhapur, Maharashtra, Pin. 416229 East-Saraswati Vilas Patils property No. 70/1 West-Shivaji Sadashiv Patil property No. 68, South-Road, North-Road	11-11-2024 & Rs. 530935/-	04-02-2025
2	Dnyaneshwar Babu Raut Ratnabai Babu Raut Bharatesh Gundu Karade /NHL00200015063/ Kolhapur	G. P Milkat No. 216, adm 867 sqft, A/P Jangamhathi, Near Balunarna Sali, Tal. Chandgad, Dist-Kolhapur, Kolhapur, PO. Jangamhathi, Kolhapur, Maharashtra, Pin: 416507 East-Applicants own property, West-Road, South-Shankar Umaji Rauts property, North-Ganpati Nagoji Fanasudaskars property	11-11-2024 & Rs. 755518/-	04-02-2025

Sd/-  
Authorised Officer  
Manappuram Home Finance Ltd

Date: 10<sup>th</sup> February 2025  
Place: MAHARASHTRA

Aavas Financiers Limited  
(CIN:L65922RJ2011PLC034297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

**Demand Notice Under Section 13(2) of Securitisation Act of 2002**  
As the Loan Account Became NPA therefore The Authorised Officer (AO) Under section 13 (2) Of Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act 2002 had issued 60 day demand notice to the borrower as given in the table. According to the Notice if the Borrower does not deposit the Amount within 60 days, the amount will be recovered from Auction of the security as given below. As the Demand Notice sent to the borrower/guarantor has not been served, copy of demand notice has also been affixed on the secured assets as given below. Therefore you the borrower is informed to deposit the loan amount along with future interest and recovery expenses within 60 days, otherwise under the provisions of section 13 (4) and 14 of the said Act, the AO is free to take possession of the Security as given below.

Name of the Borrower	Demand Notice Date and Amount	Description of Mortgaged property
JAVED JAFAR KANWADKAR, SAMINABANU JAVED KANAWADKAR (A/C NO.) LNSAN00319-200132800	7 FEB 25 Rs. 1130525/- 3 FEB 25	FLAT NO. 5-9 ON 2ND FLOOR MANASI APARTMENT,CONSTRUCTED ON CITY SURVEY NO. 328-A/2 SITUATED AT MHAISAL TAL. MIRAJ DIST SANGLI MAHARASHTRA ADMEASURING 94.16 SQ. MTRS
KONDIRAM SURYABHAN TAMNAR, MUKTABAI KONDARAM TAMNAR (A/C NO.) LNH5R05819-200133049	7 FEB 25 Rs. 424750/- 3 FEB 25	GAT NO 260 PART GRAMPANCHAYAT MILKAT NO 260 SITUATED AT TAMNAR AKHADA TAL RAHURI DIST AHMADNAGAR MAHARASHTRA ADMEASURING 6534 SQ.FT.
EKNATH KASHINATH JADHAV, DIPAK JADHAV, JAYSHREE DIPAK JADHAV, SUDARMA VISHAL JADHAV, VISHAL EKNATH JADHAV, MANDA EKNATH JADHAV GUARANTOR : SANDIP KAMLAKAR KANADE (A/C NO.) LNH5R00317-180052461	7 FEB 25 Rs. 856443/- 3 FEB 25	RH NO-1 NEW SURVEY NO 174 SUB PLOT NO 42 TO 44/1,2,3,4,5,6,7,8, IN AT BHARAVNATH, TAL- SHRIRAMPUR, DIST- AHMADNAGAR, MAHARASHTRA ADMEASURING 887.50 SQ.FT.
MAHESH RAMESH PATANE, SUMITRA MAHESH PATANE, KUMUDINI RAMESH PATANE (A/C NO.) LNKNDH09322-230251287 GUARANTOR : VIKRAM KHASHERAO PATIL (A/C NO.) LNKNDH00621-220233993	7 FEB 25 Rs. 365665/- & Rs. 995685/- 3 FEB 25	C.S.NO. 1065 SITUATED AT TAMBAVE, TA. KARAD, DIST. SATARA, MAHARASHTRA ADMEASURING 71 SQ. MTRS.
MONIKA ABHIJEET SUTAR, DINKAR GUJARATOR : ABHIJEET DINKAR SUTAR, SHOBHA DINKAR SUTAR (A/C NO.) LNKOL16822-230255120	7 FEB 25 Rs. 355643/- 3 FEB 25	MILKAT NO 227 SITUATED AT PAWAR PATIL GALLI, AT ENI TAL. RADHANAGARI DIS. KOLHAPUR MAHARASHTRA 416212 ADMEASURING 1230 SQ.FT.
KIRTI ABHIJIT VITEKAR, ABHIJIT PRADEEP VITEKAR (A/C NO.) LNPUN00322-230279396	7 FEB 25 Rs. 2264775/- 3 FEB 25	FLAT NO 202 2ND FLOOR SHERYA APARTMENT ON S NO 14 HISS NO 01 PLOT NO 04 & 05 SITUATED AT MAMURDI, TAL- HAVELI, PUNE, MAHARASHTRA ADMEASURING 478 SQ.FT.
SUNIL RAMDAS SHELAR, KALPANA SUNIL SHELAR (A/C NO.) LNAHD09422-230279952 & LNAHD02022-230268643	7 FEB 25 Rs. 1324656/- & Rs. 767489/- 3 FEB 25	SURVEY NO-213/1/2A /2B1 +2 B2, PLOT NO-27 SOUTH SIDE PART, MOHINI NAGAR, MAUJE KEDGAON TAL- NAGAR DIST-AHMEDHNAGAR, MAHARASHTRA ADMEASURING 129 SQ.MTR.
VIJAY MURLIDHAR JADHAV, HOUSA MURLIDHAR JADHAV, SUSHILA VIJAY JADHAV GUARANTOR : MANOJ SHIVLAL PARDESHI (A/C NO.) LNSVN03522-230263483	7 FEB 25 Rs. 1018310/- 3 FEB 25	FLAT NO.19, SECOND FLOOR, LAXMI RESIDENCY APARTMENT, SURVEY NO.150+116/1+2+153A+1,PLOT NO 24,YERWADA , HAVELI, PUNE, MAHARASHTRA ADMEASURING 735 SQ.FEET
SANJIV KUMARDAYACHAND, MAM KORIDAYACHAND GUARANTOR : SAMBHAJI TUKARAM KAMBLE (A/C NO.) LNSAN17523-240315303	7 FEB 25 Rs. 1779432/- 3 FEB 25	FLAT NO.511, FOURTH FLOOR, "SHUBHAM SHRUSHTI APARTMENT" PHASE-1, NEW S.NO. 240/5/2/A/10B, SANGLI MIRAJ, MAHARASHTRA 416416 ADMEASURING 42.920 SQ. MTR.
SACHIN SITARAM GAIKWAD, VARSHA SACHIN GAIKWAD (A/C NO.) LNSAT17623-240291746	7 FEB 25 Rs. 511268/- 3 FEB 25	MILKAT NO. 436, SITUATED AT SURAWADI, TAL- PHALTAN DIST- SATARA MAHARASHTRA ADMEASURING 60.2 SQ MTRS
LATE MR. DEEPAK DASHRATH GAIKWAD NOW DECEASED THROUGH HIS LEGAL HEIRS LEENA DEEPAK GAIKWAD,VINOD DASHRATH GAIKWAD, LEENA DEEPAK GAIKWAD, VINOD DASHRATH GAIKWAD, KANTABAI DASHARATH GAIKWAD, RANI BHAUSAHEB PAWAR (A/C NO.) LNPUN17423-240311245	7 FEB 25 Rs. 2650624/- 3 FEB 25	SURVEY NO. 148/16+17 , SITUATED AT VILLAGE FURSAINGI , TAL - HAVALI, DIST- PUNE MAHARASHTRA ADMEASURING 1000SQ FT
PRAVIN GAIKWAD, SHILPA GAIKWAD (A/C NO.) LNPUN17723-240318381	7 FEB 25 Rs. 206803/- 3 FEB 25	MILKAT NO 455 SITUATED AT PASURE TAL BHOR, DIST- PUNE, MAHARASHTRA ADMEASURING 450 SQ FT
LATE MR. SURYBHAN PANDURANG RAUT NOW DECEASED THROUGH HIS LEGAL HEIRS PRIYANKA SURYBHAN RAUT, PRIYANKA SURYABHAN RAUT GUARANTOR : AKASH VIJAY KALE (A/C NO.) LNBAR17523-240331968	7 FEB 25 Rs. 1605859/- 3 FEB 25	FLAT NO. 102 1ST FLOOR IN BUILDING A1 SITUATED AT VILLAGE DAUND, PUNE MAHARASHTRA ADMEASURING 45.16 SQ MTRS
RINAJ RIYAJ AATAR, RIYAJ ABBAS ATTAR (A/C NO.) LNKDH17523-240336904	7 FEB 25 Rs. 1844458/- 3 FEB 25	FLAT NO-G-1 ON GROUND FLOOR S P RESIDENCY ON R.S. NO.139 AT VITA, TALUKA KHANAPUR AND DISTRICT SANGLI MAHARASHTRA ADMEASURING 69.70 SQ. FTS. SUPER BUILTUP
RAMA RAVINDRA SABBAN, RAVINDRA LAXMAN SABBAN GUARANTOR : PRASHANT JANARDAN SALUNKHE (A/C NO.) LNBAR17624-250348694	7 FEB 25 Rs. 668249/- 3 FEB 25	CTS NO 417, SITUATED AT BHIWGAN, TAL- INDAPUR, DIST- PUNE, MAHARASHTRA ADMEASURING 976 SQ.FT.

Place : Jaipur Date : 10.02.2025 Authorised Officer Aavas Financiers Limited

**TERMS & CONDITIONS** : The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions : 1) The property/ies are being sold on "AS IS WHERE IS", "AS IS WHAT IS BASIS" **WHATEVER THERE IS BASIS"**. 2) The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation, 3) The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> on 26.02.2025, 11.00 am. 4) For detailed term and conditions of the sale, please refer <https://baanknet.com> & [www.pnbindia.in](http://www.pnbindia.in).

Sd, Abhijeet Katavare,  
Authorised Officer,  
Punjab National Bank (Secured Creditor)