

Amba Enterprises Ltd.

Corporate Identity Number (CIN) : L99999PN1992PLC198612



To,
The Corporate Relationship Manager
Department of Corporate Services,
BSE Ltd. P J Towers,
Dalal Street, Mumbai- 400001

Date: 03/01/2025

Scrip Code – 539196

Sub: Newspaper Advertisement regarding Special Window for Re-lodgement of Transfer request for Physical Shares.

Dear Sir/Madam,

Please find enclosed herewith the copies newspaper advertisement published in Business standard and Mumbai Mitra dated 03rd Jan,2025, regarding opening of Special Window for Re-lodgement of Transfer request for Physical Shares.

You are requested to kindly take the same on your records.

Thanking You,

Yours Sincerely,

For Amba Enterprises Limited

Shriddha Gupta

(Company Secretary & Compliance officer)

Acs No. 49260

Corporate Office : 430, 4th Floor,
Blue Rose Industrial Estate, Near Metro Mall,
Magathane Petrol Pump, Western Express Highway,
Borivali (E), Mumbai - 400 066. Tel. : 022 - 28701692.

Reg. Off./Factory : Sector No. 132, H.No. 1/4/1.
Premraj Industrial Estate, Shed No. B - 2,3,4,
Dalvi Wadi, Nanded Phata, Pune - 411 041.

W : www.ambaltd.com E : ambaltd@gmail.com

AMBA ENTERPRISES LIMITED
CIN: L99999PN1992PLC198612

Regd. Office : S. No. 132, H. No. 1/4/1, Premraj Industrial Estate, Shed No. B-2,3,4, Dalviwadi, Nanded Phata, Pune – 411 041, Phone No. 022 28701692,
Email: ambaltd@gmail.com **Website :** www.ambaltd.com

Special Window for Re- lodgement of Transfer Requests of Physical Shares Pursuant to SEBI Circular No. SEBI/HO/MIRSD/MIRSD-Pod/P/CIR/2025/97 dated July 02,2025. All Shareholder are hereby informed that a Special Window is being opened for a period of six months from July 07th, 2025 to January 06th, 2026 to facilitate re-lodgement of transfer requests of Physical Shares.

This Facility is available for Transfer deeds lodged prior to April 01, 2019 and documents which were rejected, returned or not attended to due to deficiencies in documents/process/or otherwise.

Investor who has missed the earlier deadline of March 31, 2021 are encouraged to take advantage of this opportunity by furnishing the necessary documents to the Company's Registrar and Transfer Agent i.e. Purva Sharegistry (India) Pvt. Ltd. Unit no. 9 Shiv Shakti Ind. Estt J. R. Boricha marg Lower Parel (E), Mumbai- 400 011

By order of the Board of Directors For Amba Enterprises Limited
Sd/-
Ketan Mehta
Managing Director
DIN: 01238700

Date: 02.01.2026
Place: Pune

THE DECCAN MERCHANTS CO-OP BANK LTD
Head Office- 217, RAJA RAM MOHAN ROY ROAD, GIRGAON, MUMBAI - 400 004. Tel. No. : 022-23891233

FORM Z
(Under sub-rule [11 (d-1)] of Rule 107 of Maharashtra Co-op Societies Rules 1961)

POSSESSION NOTICE FOR IMMovable PROPERTY

Ref.: DMCB/SSW/521/2025-26 Date:- 02.01.2026

Whereas the undersigned being the Recovery Officer of The Deccan Merchants Co-Op. Bank Ltd. under the Maharashtra Co-Operative Societies Rule, 1961 issued following Demand Notice:

Sr. No.	Reference Number	Date	Amount (Rs.)
1.	HO/RO/50-58-262/18/2023-24	02.02.2023	1,08,83,233/-
	TOTAL		1,08,83,233/-

calling upon judgment debtors:-
(1) MR. YASHWANT PANDHARINATH MORE
(2) MR. SACHIN KISAN JADHAV (3) MR. SHIVAJI BABAN GATKAL
(4) MR. NARAYAN TANAJI BHOR (5) MRS. UJWALA YASHWANT MORE

To repay the amount mentioned in the notice being
Rs. 1,08,83,233/- (RUPEES ONE CRORE EIGHT LAKHS EIGHTY-THREE THOUSAND TWO HUNDRED THIRTY THREE ONLY) with date of receipt of the said notice and the judgment debtors having failed to repay the amount.

The judgment debtors having failed to repay the amount, notice is hereby given to the judgment debtor and the public in general that the undersigned has noted Bank's charge on the property described herein below in exercise of powers conferred on him/her under rule 107 [11(d-1)] of the Maharashtra Co-operative Societies Rules, 1961 on this **5th MAY 2022**.

The judgment debtors 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 DECCAN MERCHANTS CO-OP. BANK LTD., MUMBAI** for an amount of **Rs. 1,08,83,233/- (RUPEES ONE CRORE EIGHT LAKHS EIGHTY-THREE THOUSAND TWO HUNDRED THIRTY THREE ONLY)** and interest thereon.

Description of the Immovable Property
Property No.1 :-
TALATHI KUMBHARVALAN, GAT NO 220, TAL-PURANDHAR, DIST PUNE 412101.
Property No.1 is owned by MR YASHWANT PANDHARINATH MORE and the Bank's charge on the above said property is noted by the Recovery Officer of The Deccan Merchants Co-op Bank Ltd., Mumbai.

(DATTATRAY M DIVEKAR)
RECOVERY OFFICER
U/S 156 OF M.C.S. ACT. 1960.
The Deccan Merchants Co-op Bank Ltd.

Place :- Pune,
Date :- 02.01.2026

THE DECCAN MERCHANTS CO-OP BANK LTD
Head Office- 217, RAJA RAM MOHAN ROY ROAD, GIRGAON, MUMBAI - 400 004. Tel. No. : 022-23891233

FORM Z
(Under sub-rule [11 (d-1)] of Rule 107 of Maharashtra Co-op Societies Rules 1961)

POSSESSION NOTICE FOR IMMovable PROPERTY

Ref.: DMCB/SSW/520/2025-26 Date:- 02.01.2026

Whereas the undersigned being the Recovery Officer of The Deccan Merchants Co-Op. Bank Ltd. under the Maharashtra Co-Operative Societies Rule, 1961 issued following Demand Notice:

Sr. No.	Reference Number	Date	Amount (Rs.)
1.	DY/R/101/199/201/2023	30.05.2023	25,31,695/-
	TOTAL		25,31,695/-

calling upon judgment debtors:-
(1) M/S. CHHATRAPATI FRUIT AGENCY PROP. VASANT WAMAN WAYAL
(2) MR. JAGDISH NAMDEV JADHAV (3) MR. NILESH SHAHAJI GAWADE
(4) MR. PRAKASH VASANT WAYAL

To repay the amount mentioned in the notice being
Rs. 25,31,695/- (RUPEES TWENTY-FIVE LAKHS THIRTY-ONE THOUSAND SIX HUNDRED NINETY-FIVE ONLY) with date of receipt of the said notice and the judgment debtors having failed to repay the amount.

The judgment debtors having failed to repay the amount, notice is hereby given to the judgment debtor and the public in general that the undersigned has noted Bank's charge on the property described herein below in exercise of powers conferred on him/her under rule 107 [11(d-1)] of the Maharashtra Co-operative Societies Rules, 1961 on this **5th MAY 2022**.

The judgment debtors 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 DECCAN MERCHANTS CO-OP. BANK LTD., MUMBAI** for an amount of **Rs. 25,31,695/- (RUPEES TWENTY-FIVE LAKHS THIRTY-ONE THOUSAND SIX HUNDRED NINETY-FIVE ONLY)** and interest thereon.

Description of the Immovable Property
Property No.1 :-
SR NO. 50/17 AND 51/05 NANDUR, POST-KALAMB, TAL-AMBEGAON, DIST PUNE 411001.
Property No. 1 is owned by MR VASANT WAMAN WAYAL and the Bank's charge on the above said property is noted by the Recovery Officer of The Deccan Merchants Co-op Bank Ltd., Mumbai.

(DATTATRAY M DIVEKAR)
RECOVERY OFFICER
U/S 156 OF M.C.S. ACT. 1960.
The Deccan Merchants Co-op Bank Ltd.

Place :- Pune,
Date :- 02.01.2026

Chola
Enter a better life

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

REMOVAL OF GOODS

Ref.: Removal of Goods - 3
Loan A/c: HL04KOA00063017

Mr/mrs. Varsha Vinayak Patil, Varachi Galli, Barave Kolhapur, Near Varachi Galli, Bhudargad, Maharashtra - 416209
Mr/mrs. Vinayak Patil, Varachi Galli, Barave Kolhapur, Near Varachi Galli, Bhudargad, Maharashtra - 416209
Mr/mrs. Varsha Vinayak Patil, Gat No. 345/5/a/pai, /Plot No.59 Paiki Unit No.6, Maner Mala, Na Uchgaon Karver Kolhapur 416005 Maharashtra Near Maha E Seva Kendra, Karver 416005
Mr/mrs. Vinayak Patil, Gat No. 345/5/a/pai, /Plot No.59paiki Unit No.6, Maner Mala, Na Uchgaon Karver Kolhapur 416005 Maharashtra Near Maha E Seva Kendra, Karver 416005

Sub: REQUEST FOR REMOVING THE GOODS LYING IN THE PROPERTY BEING Gat No.345/5/a/pai Plot No. 59 area 95.70 Sq.Mtrs out of that family unit B area 47.70 Sq.Mtrs Grampanchayat Miklat No. 6689/5/9/1 R.C.C construction building Ground floor 354 Sq.Ft and First floor 354 Sq.Ft situated at Uchgaon Tal-Karver Dist-Kolhapur.

1. Loan Account No. - HL04KOA00063017 for an amount of Rs. 20,25,921/- (Rupees Twenty Lakhs Twenty-Five Thousand Nine Hundred and Twenty One Only)

2. Demand Notice dated 28/05/2025 under Section-13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act, 2002")
Sir/Madam,

This is in reference to the Loan Account No. HL04KOA00063017, vide which financial assistance was taken by you at the addresses (hereinafter referred to as Borrower(s)), from Cholamandalam Investment and Finance Company Limited and mortgage had been created over the property bearing- Gat No.345/5/a/pai Plot No. 59 area 95.70 Sq.Mtrs out of that family unit B area 47.70 Sq.Mtrs Grampanchayat Miklat No. 6689/5/9/1 R.C.C construction building Ground floor 354 Sq.Ft and First floor 354 Sq.Ft situated at Uchgaon Tal-Karver Dist-Kolhapur.

Since the Borrower(s) have defaulted in re-payment of the outstanding loan amount, actual physical possession of the mortgaged property has been taken by Cholamandalam Investment and Finance Company Limited "on 21-11-2025 in execution of Possession order passed by Hon ble Chief Judicial Magistrate/Hon ble District Magistrate, Kolhapur. At the time of taking actual physical possession of the above said property, certain goods belonging to you, were lying inside the premises. An inventory as per Rules was prepared by the Advocate Commissioner at the time of taking possession & sealing of the said property.

You are hereby put to notice that the goods lying in the above said property should be removed by you forthwith since we have already auctioned the subject property and we have to hand over the clear and vacant possession to the auction purchaser in accordance with law.

Now, through this notice, we hereby call upon you to remove the goods lying in the said property on or before **09.01.2026**, after giving prior intimation to the Corporate Office of Cholamandalam Investment and Finance Company Limited, having its Registered Office at Chola Crest, Super B, C54 & C55, 4th Floor, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032 Failing compliance, we, under the authority vested in us pursuant to this notice, shall proceed to sell the goods lying within the said premises on **12.01.2026**, without issuing any further notice, and this notice shall be treated as the final notice in this regard.

This notice shall be deemed to be the final reminder issued to you. You are therefore once again called upon to take immediate and expeditious action to remove the aforesaid goods/furniture on or before **09.01.2026**, with proper and prior intimation to our office, failing which the goods shall be sent for sale on **12.01.2026**.

SCHEDULE-I
(Description of the Secured Asset)

All the piece and parcel of land Gat No.345/5/a/Pai Plot No. 59 area 95.70 Sq.Mtrs out of that family unit B area 47.70 Sq.Mtrs Grampanchayat Miklat No. 6689/5/9/1 R.C.C construction building Ground floor 354 Sq.Ft and First floor 354 Sq.Ft situated at Uchgaon Tal-Karver Dist-Kolhapur. Which is bounded as under **East- Road West-Plot No. 58 South- Unit No. A, North- Property Of Mr. Yadav**

Most sincerely Sd/-
Authorised Officer
Place: Kolhapur, Maharashtra Cholamandalam Investment and Finance Company Ltd.

Date: 02.01.2026

MUTHOOT HOUSING FINANCE COMPANY LIMITED
Registered Office: TC NO.14/207-47, Muthoot Centre, Punnam Road, Thiruvananthapuram - 695 034, CIN NO. - U65922KL2010PLC025624, Corporate Office: 12/A 01, 13th floor, Parinee Crescendo, Plot No. C38 & C39, Bandra Kuria Complex-G block (East), Mumbai-400051 TEL. NO. 022-62728571, Email Id: authorised.officer@muthoot.com

APPENDIX -IV(Rule 8(1)) Possession Notice (For Immovable Property)

Whereas The undersigned being the Authorized Officer of the Muthoot Housing Finance Company Ltd., under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (ACT NO.54 OF 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 notice to below mentioned Borrowers / Guarantors. After completion of 60 days from date of receipt of the said notice, The Borrowers / Guarantors having failed to repay the amount, notice is hereby given to the Borrowers / Guarantors and the public in general that the undersigned has taken Physical Possession of the property described herein below in exercise of powers conferred on them under section 13(4) of the said Act read with Rule 8 of the said Rules on this.

Sr. No.	LAN /Name of Borrower / Co-Borrower / Guarantor	Date of Demand notice	Total Ois Amount /Rs / Future Interest (Applicable)	Date of Possession
1	LAN No. 14100062313 1. Basweshwar Gurunath Valsange, 2. Vijaya Basavaraj Valsange	27-March-2021	Rs.13,18,310.66/- as on 28-March-2021	30-December-2025

Description of Secured Asset(s) Immovable Property (ies): ALL THE PART AND PARCEL OF THE PROPERTY BEARING S NO 189 FLAT NO 404, 4TH FLOOR, BUILDING A VILLAGE S NO 189 P 190 P, PROJECT PLAYTOR SATKARSHAL, RAJGURNAGAR TALUKA, KHED, MAHARASHTRA, PUNE, RAJGURNAGAR, INDIA

The Borrower(s)/ Guarantor(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 Muthoot Housing Finance Company Limited, for an above mentioned demand amount and further interest thereon.

Place: Maharashtra, Date: 03 January, 2026 Sd/- Authorised Officer, For Muthoot Housing Finance Company Limited

Motilal Oswal Home Finance Limited
Regd. Office: Motilal Oswal Tower, Rahmullah Savani Road Opp. Parel ST Depot, Motilal Bhawanji, Mumbai - 400 023, CS: 829/188098
Website: www.motilaloswal.com, Email: htouet@motilaloswal.com

PUBLIC NOTICE FOR E-AUCTION CUM SALE

E-Auction Sale Notice of 15 Days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited) will be sold on "As is where is", "As is what is", and "Whatever there is", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website motilaloswal.com/as per the details given below :

Date and time of E-Auction Date: 27-01-2026 11:00 AM to 02:00 Pm (with unlimited extensions of 15 minute each)	Borrower(s)/Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD / Last date of EMD
LAN: LXPUN0116-170028772 BRANCH: PUNE2 BORROWER: GANESH SITARAM CHAVAN CO-BORROWER: POOJA GANESH CHAVAN	24-08-2021 For Rs. 13,93,216 /- (Thirteen Lac Ninety Three Thousand Two Hundred Sixteen Only)	MLKAT/PILOT NO. - 304, GAT NO. - 81, GAWADEWADI, TULJAA BHAWANI TEMPLE, PUNE, MAHARASHTRA - 412107	Reserve Price: Rs.11,50,000 /- (Rupees Eleven Lakh Fifty Thousand Only) EMD: Rs.1,15,000/-(Rupees One Lakh Fifteen Thousand Only) Last date of EMD Deposit:26-01-2026	

1.The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal : <https://www.auctionbazaar.com/> for our e-Auction Service Provider, M/s. ARCA EMART PRIVATE LIMITED for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction conditions and process on the same portal and may contact to Sachin Garade 7045766297 & Deepak Keshav 976732355 details available in the above mentioned Web Portal and may contact their Centralised Help Desk : + 91 83709 69696, E-mail ID: contact@auctionbazaar.com.

Place : Maharashtra Date :03.01.2026 Sd/- Authorised Officer, Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited)

PNB HOUSING FINANCE CORPORATION LIMITED
Branch Add: 99, PNB, Anilkhil Estate, 22 & 23, Main Road, B-10001, Ph. 011-23557171, 23557172, 23570514, Web: www.pnbhousing.com

POSSESSION NOTICE (FOR IMMovable PROPERTIES)

Whereas the undersigned being the Authorised Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets & compliance of Rule 8(1) of 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 demand notice(s) on the date mentioned against each account calling upon the respective borrower(s) to repay the amount as mentioned against each account within 60 days from the date of notice(s); date of receipt of the said notice(s). 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 has taken possession of the property/ies described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the date mentioned against each account.

The borrower(s) in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subject to the charge of PNB Housing Finance Ltd. for the amount and interest thereon as per loan agreement. 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 A/c No. Branch	Name of the Borrower/ Guarantor	Date of Demand Notice	Amount Outstanding	Date of Possession taken	Description of the Property/ies mortgaged
HOU/KROD/0221/862758 B.O. Kharadi	Rahul Sonawane/ Ashwini Dayanand Waghmare	10.14.2025	Rs. 29,97,069.81/- (Rupees Twenty Nine Lacs Ninety Seven Thousand Six Hundred Seven And One Paisas Only)	30.12.2025 (Symbolic)	Flat No 1103, Eleventh Floor, Wing No. B, Vinkatesh Classic, Near Tulja Bhavani Mangal Kanyalah Offhandewadi Road, S No 15 Hiss No 2/1 2/4, Autade Handewadi, Pune, Maharashtra-412108, Pune, India.
NHL/KROD/0617/431454 B.O. Kharadi	Yanaram Pukhradi Parhar/Madani Pukhradi Chanchi	10.14.2025	Rs. 29,64,507.45/- (Rupees Twenty Nine Lacs Sixty Four Thousand Five Hundred Seven And Forty Five Paisas Only)	30.12.2025 (Symbolic)	Single Building, Ground Floor, Shop No. 3, Gagan Akash, Survey No. 12/2, Pune, Pune, Maharashtra-411048, India.
HOU/KNDW/1022/1035886 B.O. Kondhwa	Patil Sandeep Daulat/Vaishali Sandeep Patil	10.14.2025	Rs. 44,85,230.59/- (Rupees Forty Four Lacs Eighty Five Thousand Two Hundred Thirty Nine And Fifty Nine Paisas Only)	30.12.2025 (Symbolic)	Flat No. 506, Fifth Floor, Sr No 200, Hissa No 2 Cts No 4237, Shirodnara, Bhosari, Pune, Maharashtra-411039, Pune, India.
HOU/PM/0220/782456 B.O. Pimpri Chinchwad	Pradip Balkrishna Jadhav/Pri Pradeep Jadhav	10.14.2025	Rs. 16,76,210.77/- (Rupees Sixteen Lacs Seventy Six Thousand Two Hundred Ten And Seventy Seven Paisas Only)	30.12.2025 (Symbolic)	Building C, 6th Floor, Flat No. 608, Tanish Bhakti, Gat No. 444 & 445, Village Charholi (Kh), Tal. Khed, Pune, Maharashtra-412105, India.
HOU/WRIE/1018/597222 B.O. Warje	Ankush Machindra Pise/ Rakesh Ankush Pise	10.14.2025	Rs. 26,73,984.49/- (Rupees Twenty Six Lacs Seventy Three Thousand Nine Hundred Eighty Four And Forty Nine Paisas Only)	30.12.2025 (Symbolic)	Building D, 2nd Floor, 207 D, Aagla Ghar Moshni Annex Phase I, Gat No 184 187 454 456 458 460, Dist Pune 410501, Village Kharwadwadi Chak, Pune, Maharashtra-410601, India.

PLACE:- KHARADI, KONDHWA, PIMPRI CHINCHWAD, WARJE DATE:- 02.01.2026 Sd/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

ADITYA BIRLA CAPITAL
Registered Office : Indian Rayon Compound, Veraval, Gujarat-362266.
Branch Office :12/ Floor, R Tick Park, Nirlon Complex, Nr. Hub Mall, Goregaon (E), Mumbai-400 063, MH.

POSSESSION NOTICE [SEE RULE 8 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002]

On account of the amalgamation between Aditya Birla Finance Ltd. and Aditya Birla Capital Ltd. vide the Scheme of Amalgamation dated 11.03.2024 duly recorded in the Order passed by the National Company Law Tribunal - Ahmedabad on 24.03.2025, all SARFAESI actions initiated by Aditya Birla Finance Ltd. in relation to the mortgaged property mentioned in Schedule A below, stands transferred to Aditya Birla Capital Ltd., the amalgamated company.

Accordingly the undersigned being the Authorized Officer of Aditya Birla Capital Limited (ABCL) 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 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a 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 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 8 the Security Interest (Enforcement) Rules, 2002. The Borrowers mentioned here in below 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 Aditya Birla Capital Limited (ABCL) for an amount as mentioned herein under and interest thereon. The Borrower's attention is invited to the provisions of sub-section 8 of Section 13 of the act, in respect of time available, to redeem the secured assets.

Sr. No.	Name of the Borrower(s)	Demand Notice D. & O/s. Amt.	Description of Immovable Property (Properties Mortgaged)	Possession Date
1.	Earthtree Farm Pvt. Ltd. Through Its Director Akshay Krishna Mali And Krishna Parasu Mali, DN Date: 10.10.2025 1. Mr. Krishna Parasu Mali, S/o. Parasu Santu Mali, 2. Mr. Krishna Parasu Mali, W/o. Krishna Parasu Mali, 5. Vasant Parasu Mali, S/o. Parasu Santu Mali, Lan: ABFLKOHSD5000017156	Rs. 26,10,731/- as on 08.10.2025	All That Piece And Parcel Of Property I.e. Land Admeasuring 70.30 Sq. Mtrs. Out Of C. S. No. 665, Its Grampanchayat Miklat No. 666/1 At Kasegaon, Tal- Walva, Dist- Sangli Which Is Bounded As Follows: East: Road, West: Property of Mr. Rajaram & Mr. Mohan Daji Mali, North: Internal Road South: Property of Mr. Nitin Vilas Dagde, Schedule As Per Section 32-A Of The Registration Act.	31.12.2025 (Symbolic Possession)

Place: Sangli, Maharashtra Sd/-
Date: 03.01.2026 Authorised Officer, ADITYA BIRLA CAPITAL LIMITED

IKF Home Finance Limited
Equinox by Phoenix-Tower 3, 10th Floor, Diamond Hills, Lumbini Avenue, Rai Durg, Gachibowli, Hyderabad [Telangana – 500081]

POSSESSION NOTICE FOR IMMovable PROPERTY [(Appendix IV) Rule 8(1)]

WHEREAS The undersigned being the Authorized Officer of IKF Home Finance Ltd. (hereinafter referred to as "IKF") under 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(12) read with Rule 3 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 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 "IKF" for an amount as mentioned herein under and interest thereon.

Sr. No.	Name of the Borrower(s) / Guarantor(s) LAN	Description of Secured Assets (Immovable Property)	Demand Notice Date & Amount	Date of Possession
1	Lan :- LNPUN01321-220003435 1. Mr/Mrs. Sandeep S Kulkarni, 2. Mr/Mrs. Aaditi Sandeep Kulkarni, Are R/O, Flat No.501 Building No. D3 5th Floor No.690 To 710 Umang Homes Vly Estate Nagar Road, Pune, Maharashtra, India, And Also At Swaraj Residency, Kirtkavadi, Sinhgad Road, Gat No. 53, Flat No. 44, 1st Floor, Lane No. 53, -411024.	All the piece area parcel of the flat no. 4 adm. 643 Sq.Fts. I.e., 59.75 Sq.Mts. built up on First floor in the building known as "Swaraj Residency" Constructed On Gat No. 53 situated at Village Kirtkavadi, Tal. Haveli, Dist. Pune, Which is within the limits of Jilha Parishad Pune and Panchayat Samiti Haveli and within th Jurisdiction of Sub-Registrar Haveli Pune. (Herein after referred as "captione Flat") On and towards East:- By Property of Mr. Yogesh Nirvutti Male, On and towards South:- By 20 Ft. Common Road, On and towards West:- By Property of Mr. Somnath Dhawar Chavan Rathod, On and towards North:- By Property of Mr. Bholenath Kirad and Shaikh, On and towards East:- By Passage, On and towards South:- By Flat No. 3, On and towards West:- By Open Space, On and towards North:- Passage + Lift + Staircase	13.10.2025 Rs. 7,49,617.92 (Rupees Seven lakh Forty Nine Thousand Six Hundred Seventeen and Ninety Two Paise Only)	30.12.2025
2	Lan :- LNPMO0123-240007918 1. Mr/Mrs. Aadesh Rohidas Raut, 2. Mr/Mrs. Shanta Rohidas Raut, 3. Mr/Mrs. Sakham Raut, 4. Mr/Mrs. Muktabai Sakham Raut, 5. Dnyaneshwar Shantaram Bhor Are R/O. Survey No. 18, Shiv Ganesh Nagaremar Baba Anand Mangal Kanyalayla, Pune, Maharashtra, India, Also At Mauli Colony Lane No. 2, Mnp Miklat No. 00069, 00 Miklat Survey No. 80, Moshi, Pimpri Chichwad, Pune -412105, Also At Mr/Mrs. Dnyaneshwar Shantaram Bhor, Sr No- 501 Avishkar Societyd Wing Flat No-304 3rd Floor, Pune, Maharashtra, India.	All the piece and parcel of the property admeasuring 00 H. 01 R. assess of 00 Rupees 03 Paise along with construction, having C/PUCs No. 00069.00 constructed on Sr No. 80 admeasuring 01, H. 39 R. Situated at Village Moshi, Tal. Haveli, Dist. Pune, Which is within the local Pimpri Chinchwad Municipal Corporation, and within the Jurisdiction of Sub-Registra Pimpri Chinchwad, Pune. East : As per Title Deed, West : As per Title Deed, North : As per Title Deed, South : As per Title Deed.	13.10.2025 Rs. 29,078.94, 12/- (Rupees Twenty Nine lakh Seven Thousand Eight Hundred Ninety Four and Twelve Paise Only)	30.12.2025

Place : Pune, Maharashtra Sd/-
Date : 30.12.2025 Authorized Officer For IKF Home Finance Limited

IndusInd Bank
Corporate Office : IndusInd Bank Ltd. No. 34, G.N. Chettry Road, Chennai-500017. Ph. 0442834600, 28345301, 04428346312 website : www.indusind.com

APPENDIX IV-A [See proviso to Rule 8(6) & 9(1)]
Publication of Notice for Sale of Immovable Property

Sale Notice & E-Auction 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) & 9(1) of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Act). Notice is hereby given to the public in general and in particular to the Borrower(s), Co-borrowers and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditors, the physical possession of which has been taken on 25/06/2025 by the Authorized Officer of IndusInd Bank Limited. The secured assets will be sold as "As and where basic", "as is what is basic", "whatever there is basic", "No recourse Basic" on 14/01/2026, for recovery of Rs Rs.26,34,649/- as on 08/08/2022 together with further interest cost & expenses, etc. due to the secured Creditors from following borrower, Co-borrower & Guarantor. The reserve price and earnest money to be deposited is mentioned below respectively. That along with submitting the tender document the Bidder shall submit along with 10% amount of reserve price. That Bank has fixed the reserve price and the Earnest Money Deposit (EMD) mentioned herein below, shall be deposited through IMPS/RTGS/NEFT only in Favour of "HOME2 EMIL POOLING AC (CFD)" Account No. 00073564611059, IFSC: INDB00000007, and Branch Address: No. 3, Village Road, Nungam bakkam, Chennai-600034.

The successful bidder(s) shall pay and deposit 25% of the Sale Price (less 10% amount already paid along with the Bid) i.e. the purchaser needs to pay remaining 15% on sale confirmation on the date of e-Auction or not later than the end of next working day. There after the balance amount of 75% of the Sale Price is required to be deposited within 15 days from the date of Sale Confirmation Letter as contemplated under as per SARFAESI Act.

Name of Borrowers / Co-Borrowers / Guarantors	Dues As on 08/08/2022	Date of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price for Property	Earnest Money for Property	Date Time of Auction	Place of Submission Tender open & E-Auction
Mr. Arjay Vasant Mardane (BORROWER) Jayshri Arjay Mardane, (CO-BORROWER) Deepak Popal Mane (GUARANTOR)	Rs. 26,34,649/- (Rs. Twenty Six Lakhs Thirty Four Thousand Six Hundred Forty Nine Only)	08/08/2022	25/06/2025	All that part and parcel of residential / commercial property Land/ Building/ Structure and fixtures situated at Property Situated at Flat No 103 1st Floor Wing B Tanish Pride Charholi Budruk Road Tahasil - Haveli Dist Pune Maharashtra 412105, (which is having four boundaries:- East - Drive Way, West - Entrance, North - Lift, South - Flat No 104	Rs. 17,06,189/-	Rs. 1,70,618/-	14/01/2026 11.00 AM to 12.00 AM	www.banksauctions.com

Loan Account No. MPP05061M

Last date of submission of bids along with EMD	Minimum BID Increment Amount	Date & Time of Inspection of Property
13/01/2026	Rs. 10,000/- (Rupees Ten Thousand Only)	12/01/2026 (02:30PM – 03:30PM)

Terms and Conditions:- 1) E-auction is being held on "AS AND WHERE BASIC", "AS IS WHAT IS BASIC", "WHATEVER THERE IS BASIC" basic and will be conducted "ONLINE". 2) The auction will be conducted through IndusInd Bank approved service provider M/s C 1 India Private Limited at the web portal <https://www.banksauctions.com> 3) Bid Documents, Declaration, General Terms and Conditions of online auction sale are available at secured Creditors website <https://www.indusind.com> or website of service provider <https://www.banksauctions.com> 4) To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of properties put on auction and claims / rights / dues / affecting the properties, prior to submitting their bid, in this regard, the e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of IndusInd Bank. 5) The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process, etc. may contact M/s C 1 India Private Limited, Plot No.68, 3rd floor, sector 44, Gurgaon, 122003, Haryana. Support No. 7291981124,25,26 & Contact Sh. Mithlesh - 708090466 Support Email ID : support@banksauctions.com and for any property related query may contact the Bank Officer Mr. Prasad Pandit on 726090680 & Rajendra Tehra. It may please be noted that in case of any discrepancy / inconsistency between e-auctions notices published in English and in vernacular then the contents of the notice published in English shall prevail. 6) The Authorised Officer / Secured Creditors shall not be responsible in any way for any third-party claims / rights / dues. 7) The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

STATUTORY 7 DAYS SALE NOTICE UNDER THE SARFAESI ACT 2002
Date :- 02/01/2026
Place :- Pune

Authorized Officer
IndusInd Bank Ltd.