

Form No. URC-2
Advertisement giving notice about registration under Part I of Chapter XXI
[Pursuant to section 374(b) of the Companies Act, 2013 & Rule 4(1) of the Companies (Authorized to Register) Rules, 2014]

1. Notice is hereby given that, in pursuance of sub-section (2) of Section 366 of the Companies Act, 2013, an application is proposed to be made to the Registrar of Companies, Pune, Maharashtra, after the expiry of fifteen days from the date of publication of this notice and before the expiry of thirty days therefrom, for registration of **M/s. INGRID BIOTECH**, a partnership firm, under Part I of Chapter XXI of the Companies Act, 2013 as a Company Limited by Shares.

2. The principal objects of the company are as follows: To carry on in India or elsewhere the business of manufacturers, processors, producers, assemblers, importers, exporters, buyers, sellers, traders, distributors, dealers, stockists to deal in various kinds of bio products, water treatment solutions, allied products, materials, equipment systems, to undertake, promote, establish, carry out, conduct, engage in research, development, innovation, technical activities relating thereto, to execute works contracts including supply, installation, testing, commissioning, operation and maintenance of bio products, water treatment solutions and allied systems, equipment projects and to undertake all activities incidental or ancillary to the above objects.

3. A copy of the draft memorandum and articles of association of the proposed company may be inspected at the office at "FLAT NO. 405, 1/A, ALFA HOMES, GAT NO. 1424 LOHEGAON ROAD, WAGHOLI, PUNE- 412307 MH IN."

4. Notice is hereby given that any person objection to the proposed registration may communicate such objection in writing to the Registrar at the Central Registration Centre (CRC), Plot Nos. 6, 7 & 8, Sector-5, IMT Manesar, Gurugram Haryana - 122050, India, within twenty-one days from the date of publication of this notice, with a copy thereof to the firm at its principal place of business.

For & on behalf of Partners of
M/S. INGRID BIOTECH

Sd/-	Sd/-
MRS. KUNJAL ANAND RAVAL	MRS. SWAPNALI ANIKET KALE
Sd/-	
MR. TUSHAR SHARAD MALUSARE	

SHIVALIK SMALL FINANCE BANK LTD.
Registered Office : 591, Salcon Aarum, Jasola District Centre, New Delhi - 110025
CIN : U65990DL2020PLC366027

AUCTION NOTICE

The following borrowers of Shivalik Small Finance Bank Ltd. are hereby informed that Gold Loans availed by them from the Bank have not been adjusted by them despite various demands and notices including individual notices issued by the Bank. All borrowers are hereby informed that it has been decided to auction the Gold ornaments kept at security with the Bank and accordingly has been fixed at 11:00 am in the branch premises from where the loan was availed. All, including the borrowers, account holders and public at large can participate in this auction on or per the terms and conditions of auction.

Auction date is 29-08-2026 @ 11:00 am.			
S. NO	Branch	Account No.	Acct Holder name
1	PUNE TILAK ROAD	104246510228	KRISHNA U DESHMUKH
2	PUNE TILAK ROAD	104246510179	SANDIP S VARKHDE
3	PUNE TILAK ROAD	104246510218	NAGRAJ SHETTY
4	PUNE TILAK ROAD	104246510220	SAMYUKTA K MORE
5	PUNE TILAK ROAD	104246510219	SAMYUKTA K MORE
6	PUNE TILAK ROAD	104246510207	ANIL C WADEKAR
7	PUNE TILAK ROAD	104246510224	AKSHATA A WADEKAR
8	PUNE TILAK ROAD	104246510213	AKSHATA A WADEKAR
9	PUNE TILAK ROAD	104246510221	MEGHARAJA CHALLA
10	PUNE TILAK ROAD	104242515342	NAVIN T SHETTY
11	PUNE TILAK ROAD	104242515015	BAPU B NIMBHORE
12	PUNE TILAK ROAD	104242515201	SWAPNIL G GANGANALLI
13	PUNE TILAK ROAD	104242515232	BHUSHAN K VEDE

The Bank reserves the right to delete any account from the auction or cancel the auction without any prior notice.

Authorised Officer, Shivalik Small Finance Bank Ltd.

HERO HOUSING FINANCE LIMITED
Regd. Office: 095, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057. Phone: 011 42627000. Toll Free Number: 1800 212 8800. Email: customer.care@herohfl.com
Website: www.herohousingfinance.com | CIN: U65192DL2016PLC30148 Contact Address: A-6, Third Floor, Sector-4, Noida - 201301.

DEMAND NOTICE

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 ("Rules").

Whereas the undersigned being the Authorized Officer of Hero Housing Finance Limited (HHFL) under the Act and in exercise of powers conferred under Section 13 (2) read with Rule 3 of the Rules already issued detailed Demand Notices dated below under Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/Guarantor(s) [all singularly or together referred to "Obligors"/Legal Heir(s)/Legal Representative(s)] intend hereunder, to pay the amounts mentioned in the respective Demand Notices, within 60 days from the date of the respective Notice(s), as per details given below. Copies of the said Notices are served by Registered Post A.O. and are available with the undersigned, and the said Obligors(s)/Legal Heir(s)/Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours.

In connection with the above, Notice is hereby given, once again, to the said Obligors(s)/Legal Heir(s)/Legal Representative(s) to pay to HHFL, within 60 days from the date of the respective Notice(s), the amounts indicated herein below against their respective names, together with further interest as detailed below from the respective dates mentioned below in column (d) till the date of payment and / or realisation, read with the loan agreement and other documents/writings, if any, executed by the said Obligors(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to HHFL by the said Obligors(s) respectively.

Loan Account No.	Name of Obligor(s)/ Legal Heir(s)/Legal Representative(s)	Total Outstanding Dues (Rs.) as on below date	Date of Demand Notice Date of NPA
HHFVSNH021000012746, HHFVSNH021000012747	Tamirwad Manu Baburao, Alka Manu/Tamirwad	Rs. 34,06,759/- due as on 10-08-2026	13.08.2026 04.08.2026

Description of The Secured Assets/Immovable Properties/ Mortgaged Properties: Apartment/Flat No. A10-1003 of the type 2-BHK of RERA Carpet area measuring 39.75 sq. mtrs i.e. 427.87 Sq.ft. admeasuring 39.75 sq. mtrs i.e. 427.87 Sq.ft. and exclusive terrace area admeasuring 6.19 sq. mtrs i.e. 66.83 Sq.ft. and enclosed balcony area admeasuring 5.61 sq. mtrs i.e. 60.39 Sq.ft. on Tenth floor in Building No A10 being constructed in the Ashwaryam Mahara Phase-I, situated at Gat No 94, Village: Chikhali, Taluka: Haveli, District: Pune, situated within the Registration District of Pune, Registration Sub-District of Taluka Haveli, situate within the Revenue Limits of Tahsil Haveli and situated within the limits of Pimpri-Chinchwad Municipal Corporation, Boundaries of The Said Apartment in All Four Directions. On or towards East - A9 Building, On or towards West - A10-1004, On or towards South - Wall Compound, On or towards North - A10-1002.

Loan Account No.	Name of Obligor(s)/ Legal Heir(s)/Legal Representative(s)	Total Outstanding Dues (Rs.) as on below date	Date of Demand Notice Date of NPA
HHFSAKASH021000012746, HHFSAKASH021000012747	Kashid, Anil Shankar Kashid, Vinay Kashid, Sake, Sake Kashid, Ratnraj Kashid, Ratnraj Kashid, KK Kashid, SS Kashid, SS Kashid	Rs. 20,96,214/- due as on 10-08-2026	12.08.2026 04.08.2026

Description of The Secured Assets/Immovable Properties/ Mortgaged Properties: District & Division Sangli, Taluka And Sub Division Miraj the property within the limits of Sangli And Kupwad City Municipal Corporation and within the boundaries of Zila Parishad Sangli And Block, Miraj, Property situated in the area of Miraj City At Mangalwar Peth Kaman Ves bearing C.T.S. No 885 total adn 339.40 sq. mtr. 1/2 Northern side portion admeasuring 169.09 sq. mtr. (1619.19 sq. ft) plot area and housing construction of 839.71 sq. ft (78.04 sq. mtr.) at Ground Floor 839.71 sq. ft (78.04 sq. mtr.) bounded as under- East - C.S. No. 384/Part & Then, 883/A, 883/B, West - Road, South - Properties of Nandkumar Martand Kashid And Etc., North - Road.

"With further interest, additional interest at the rate as more particularly stated in respective Demand Notices date mentioned above, incidental expenses, costs, charges etc incurred till the date of payment and/or realization. If the said Obligor(s) shall fail to make payment to HHFL as aforesaid, then HHFL shall proceed against the above Secured Asset(s)/Immovable Property(ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Obligor(s)/Legal Heir(s)/Legal Representative(s) as to the costs and consequences.

The said Obligor(s)/Legal Heir(s)/Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset(s)/Immovable Property, whether by way of sale, lease or otherwise without the prior written consent of HHFL. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act. Date: 20.08.2026 Sd/- Authorised Officer, Fair Hero Housing Finance Limited Place: SANGLI, Pune

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

AUCTION NOTICE

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 provision of 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 property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of AAVAS FINANCIERS LIMITED Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis. The details of the cases are as under.

Name of Borrowers/Co-Borrowers/Guarantors/Mortgagors	Dues As on	Date & Amount 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 Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
Saket Jain, Mr. Siddharth Jain, Mrs. Isha Jain (AC NO.) LNPUN02216-172028326	Rs. 85,16,667.00/- Dues As On 19 Aug 26	10 Mar 22 Dues As On 10 Mar 22	18 Aug 22	Flat No 402 & 403, 4th Floor, Damodar Priyadham, S. No 16, Hissa No. 5/4, Ambegaon Budruk, Haveli, Pune, Maharashtra Admeasuring 575 Sq. Ft.	Rs. 2227680/-	Rs. 222768/-	11.00 Am To 01.00 Pm 19 Sep 2026	Office No. 201, Atharva Place, 2nd Floor, Pune Satara Road, Dhankawadi, Pune-411043, Maharashtra-India
Suhas Jayaprakash Totale, Mrs. Hiral Totale, Mrs. Madhumati Totale (AC NO.) LNPMP02219-200139452	Rs. 1,00,84,437.00/- Dues As On 19 Aug 26	5 Sep 22 Rs. 5450299/- Dues As On 3 Sep 22	27 Mar 23	Property Situated At 1 to 4 Floor, Mauli Krupa, C S No. 598 And 598/1, Chinchwad Gaon, Tal. Haveli, Dist. Pune, Maharashtra Admeasuring 400 Sq. Ft. Each Floor	Rs. 4723200/-	Rs. 472320/-	11.00 Am To 01.00 Pm 19 Sep 2026	Office No. 2/22, Ground Floor, Mohawadi Height, Morhadi, Near Bank Of Maharashtra, Pimpri, Pune-411018, Maharashtra-India

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribbling "Tender Offer in name of the property" on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED The Inter-bidding, if necessary will also take place immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. 3). The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4). For inspection and interested parties who want to know about the procedure of tender may contact AAVAS FINANCIERS LIMITED 201,202, 1Ind Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or Parmod Choudhary - 8000464033 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(1)/8(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts whereby tender is bidding sale on the above mentioned date. The property will be sold, if their out standing dues not repaid in full.

Place : Maharashtra Date : 20-08-2026

Authorised Officer Aavas Financiers Limited

HINDUJA HOUSING FINANCE LIMITED
Corporate Office: No 167-169, 2nd Floor, Anna Salai, Little Mount, Saidapet, Chennai - 600 015. Tamil Nadu. Branch Office: Manikchand Galleria, 1st Floor, A-Wing, Swasthi Society Model Colony, Near Deep

APPENDIX IV POSSESSION NOTICE (For Immovable Property)

Whereas, the undersigned being the Authorized Officer of Hinduja Housing Finance Limited (HHFL) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) issued by the Authorized Officer of the company to the Borrower(s)/Guarantor(s) mentioned herein below to repay the amount mentioned in the notice 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(s)/Guarantor(s) and the public in general that the undersigned has taken **Physical possession** of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement Rules, 2002. 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. 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 HHFL for an amount as mentioned herein under with interest thereon.

Name of the Borrower (s) Guarantor(s)	Demand Notice Amount	Date of Possession
1. Mr. VITTHAL LAXMAN SHINDE (Borrower)	Rs. 956792/- (Rupees Nine Lacs Fifty Six Thousand Seven Hundred Ninety Two Only) up to 23.07.2024	17/08/2024
2. Mrs. ANITA VITTHAL SHINDE (Co Borrower)	Seven Hundred Ninety Two Only up to 23.07.2024	30/07/2024

All that piece and parcel of the property bearing Gat No. As per sale Deed is 518/A/2/2 and as per 7/12 is 518/1/8/2 out of that plot no. 28 having admeasuring 9450 sq.mtr. i.e. 106.82 Sq.ft. situated at Mouji, Aachegaoan, Tal. South Solapur, Dist. Solapur and scheduled property bounded as: East: Road, West: Gat no 518/A/2/1, South: Plot no 29, North: Plot no 27.

STATUTORY NOTICE TO BORROWERS/CO-BORROWERS/GUARANTORS

Borrower(s)/Guarantor(s) are hereby put to caution that the property may be sold at any time hereafter by way of public auction/tenders and as such this may also be treated as a notice under Rule 6, 8 & 9 of Security Interest Enforcement Rules, 2002. The detailed Inventory and Panchama could not be recorded due to obstruction as such the property has been photographed.

Mr. Rushikesh Ubhale - 982324498, Mr. Vikram Halawade - 942084654 Mr. Ritesh Gawai - 901859221, MR. GANESH PATIL - 9724033099

Place: Pune, Date: 20.08.2026 Hinduja Housing Finance Limited Authorized Officer

CFM ASSET RECONSTRUCTION PRIVATE LIMITED
Registered Office: Block no. A/1003, West Gate, Near YMCA Club, Sur. No. 8251/3, S. Highway, Makarba, Ahmedabad-380051 Gujarat, Corporate Office: 1st floor, Wakefield house, Spout Road, Ballard Estate, Mumbai -400038. EMAIL: chetan.raipurohit@cfmcr.in CIN: U67100GJ2015PTC083994 CONTACT: CONTACT:022-4055282

APPENDIX - IV (See Rule 8(1)) PHYSICAL POSSESSION NOTICE (For Immovable Property)

Whereas, The undersigned, Authorized Officer of CFM ASSET RECONSTRUCTION PRIVATE LIMITED (CFMARC) (CIN: U67100GJ2015PTC083994), an asset reconstruction company duly registered under Section 3 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and in exercise of powers conferred under Section 13 (12) read with relevant Rules of the Security Interest (Enforcement) Rules, 2002 (Rules) issues the following notice:

The Authorized Officer of Edelweiss Housing Finance Limited (Now known as NIDO Home Finance Limited) in exercise of powers conferred under Section 13 (12) of SARFAESI Act read with Rule 3 of the Rules issued Demand Notice dated 30.05.2022 calling upon the Borrower(s) Vishal Bhimrao Gaikwad and Monika Vishal Gaikwad to repay the amount mentioned in the Notice being Rs.39,57,770/- (Rupees Thirty-Nine Lakh Fifty-Seven Thousand Seven Hundred Seventy Only) outstanding as on 23.05.2022 together with further interest thereon and other charges within 60 days from the date of receipt of the said Notice.

Edelweiss Housing Finance Limited (Now known as NIDO Home Finance Limited) has, under the provisions of SARFAESI Act, assigned the loan of the above-mentioned Borrower(s) to CFMARC acting in its capacity as Trustee of CFMARC Trust-112, vide Assignment Agreement dated 09.01.2023 pursuant to which CFMARC has stepped in as a secured creditor with respect to the above Loan Account.

The Borrower(s) having failed to repay the amount as mentioned above, Notice is hereby given to the Borrower(s) and the public in general that the undersigned has taken Physical Possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 17th August 2026 (The Borrower(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 CFMARC for an amount Rs.39,57,770/- (Rupees Thirty-Nine Lakh Fifty-Seven Thousand Seven Hundred Seventy Only) outstanding as on 23.05.2022 together with further interest plus costs, charges and expenses etc. 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.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All That Piece and Parcel Of The:
(1) Flat No. 3 admeasuring Area 604 Sq Ft I.E. 56.13 Sq Mtr (Saleable Built-Up Area) Along with Terrace on The First Floor In The Wing No. F In The Scheme Known As 'Sushrut Residency' Constructed On Land Bearing Survey No.41 Hissa No.1/1 Situated At Village Narhe Taluka Haveli District Pune Bounded As: East: Passage West: Open Space, North: Adjacent Flat, South: Adjacent Flat.
(2) Flat No. 4 admeasuring Area 604 Sq Ft I.E. 56.13 Sq Mtr (Saleable Built-Up Area) Along with Terrace on The First Floor In The Wing No. F In The Scheme Known As 'Sushrut Residency' Constructed On Land Bearing Survey No.41 Hissa No.1/1 Situated At Village Narhe Taluka Haveli District Pune Bounded As: East: Passage, West: Open Space, North: Open Space, South: Adjacent Flat.

Date: 17/08/2026 Sd/- Authorized Officer
Place: PUNE FOR CFM ASSET RECONSTRUCTION PVT. LTD.
Acting in its capacity as Trustee of the CFMARC Trust -112

केनरा बैंक Canara Bank
[सहकारी] Syndicate

Recovery Section, Regional Office, Pune 1, 3rd Floor,
4th Dimension Building, CTS No - 136, Gulwani Maharaj Road,
Pandurang Colony, Erandwane, Pune - 411004
Email: recropune@canarabank.com, Landline: 020-25512118
Branch : Pune Wagholi [0181]
Near P.M.T. bus Stand, Wagholi, Pune-412207

POSSESSION NOTICE (Section 13(4))
(For Immovable property)

Whereas, The undersigned being the Authorized Officer of the Canara Bank under Securitization And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) thereafter referred to as "the Act") 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 u/s 13(2) dated 11.06.2026 calling upon the borrower Mrs. Sharmila Gunwant Gavande And Mr. Gunwant Dipak Gavande (Borrowers/Mortgagors) to repay the amount mentioned in the notice, being Rs. 18,15,674.51 (Rupees Eighteen Lakhs Fifteen Thousand Six Hundred Seventy-Four and Paise Fifty-One Only) with future interest & cost 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 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 & 9 of the said Rule on this 19th day of August of year 2026.

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 Canara Bank, Pune Wagholi Branch (0181) for an amount of Rs. 18,15,674.51 (Rupees Eighteen Lakhs Fifteen Thousand Six Hundred Seventy-Four and Paise Fifty-One Only) and interest thereon.

The borrower's attention is invited to the provisions of Section 13 (8) of the Act in respect of time available, to redeem the secured assets.

Description of the Immovable Property	
All Piece and Parcel of Property Bearing Flat no 102 Situated on 1st Floor in the Building "River Valley" adm. 645 Sq. Ft. CTS No. 445 situated at Koregaon Bhima Tal. Shirur Dist. Pune - 412216. Name of the Title Holder : Mrs. Sharmila Gunwant Gavande & Mr. Gunwant Dipak Gavande.	
Date : 19/08/2026	Authorised Officer, Canara Bank

isarc INDIA SME ASSET RECONSTRUCTION CO. LTD.
Regd. Off. : The Ruby 11th Floor, North - West Wing, Plot No 29, Senapati Bapat Marg, Dadar (West) Mumbai - 400028.

APPENDIX IV [SEE RULE 8(1)] POSSESSION NOTICE FOR IMMOVABLE PROPERTY

Whereas, India SME Asset Reconstruction Company Limited (hereinafter referred to as "ISARC") acting as its capacity as trustee ISARC ACBL I/2017-18 Trust vide Assignment Agreement dated June 30, 2017 has acquired the secured debt with securities from the original lender Abhyudaya Co-operative Bank Limited. The Authorized officer of Abhyudaya Co-operative Bank Limited in exercise of powers conferred under section 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereafter referred to as "SARFAESI Act, 2002") read with rule 9 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices dated April 06, 2015, calling upon the Borrower(s) to repay the amount mentioned in the Notice 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(s) and the public in general that the undersigned has taken physical possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement Rules, 2002. 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. 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 ISARC for an amount as mentioned herein under with interest thereon.

As the above-mentioned Borrower / Guarantors / Mortgagors having failed to repay the entire outstanding amount, notice is hereby given to above mentioned Borrower / Guarantors / Mortgagors and public in general that the undersigned being the Authorized Officer of ISARC acting in its capacity as trustee of ISARC ACBL I/2017-18 Trust and as a secured creditor has taken physical possession of the schedule property mentioned herein below owned by Mr. Prashant P. Gosavi and Late Mr. Pandurang K Gosavi, on this 18th Day of August 2026 by virtue of Section 13 (4) and in compliance of the Honorable District Magistrate order dated 29/05/2023 bearing Sec. Case: no. 559/2023, under section 14 of SARFESI Act, 2002.

Therefore, the Borrowers/Guarantors/Mortgagors in particular and the public in general are hereby cautioned not to deal with the below mentioned properties, and any dealings with the properties will subject to the charge of ISARC for an amount aggregating to Rs. 18,51,289.88 (Rupees Eighteen Lakh Fifty One Lakh Fifty One Thousand Two Hundred Eighty Nine and Eighty Three Paise only), as on July 31, 2026 together with further applicable interest and other costs thereon.

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.

DESCRIPTION OF PROPERTIES

Property -1: "Flat No. 9, Adm. About 555 Sq. Ft. i.e. 51.58 Sq. Mtrs. Built Up Area On Second Floor, In "A" Wing, Of Building Known As "Shree Ganesh Apartment", Building No. 3, On Plot Of Land Bearing No. 2 Out Of Survey No. 668, Hissa No. 3+4+5A/1B/1B Situated At Village Bibewadi, Taluka Haveli, District Pune And Within The Limits Of Pune Municipal Corporation Along With Furniture And Fixtures Present And Future Owned By Mr. Prashant Pandurang Gosavi And Bounded As: On Or Towards East: Flat No.12, On Or Towards South: Boundry Of Plot, On Or Towards West: Boundry Of Plot S.no. 668/2, On Or Towards East: S. No. 669/3.

Property -2: "Flat No. 10, Adm. About 555 Sq. Ft. i.e. 51.58 Sq. Mtrs. Built Up Area On Second Floor, In "A" Wing, Of Building Known As "Shree Ganesh Apartment", Building No. 3, On Plot Of Land Bearing No. 2 Out Of Survey No. 668, Hissa No. 3+4+5A/1B/1B Situated At Village Bibewadi, Taluka Haveli, District Pune And Within The Limits Of Pune Municipal Corporation Along With Furniture And Fixtures Present And Future Jointly Owned By Mr. Prashant Pandurang Gosavi And Mr. Pandurang K. Gosavi And Bounded As: On Or Towards East: Flat No.11, On Or Towards South: Flat No.09, On Or Towards West: Boundry Of Plot S.no. 668/2, On Or Towards East: S. No. 669/3.

Authorized officer
India SME Asset Reconstruction Company Ltd.
Acting as trustee of: ISARC ACBL I/2017-18 Trust

Date: 18.08.2026
Place: Pune

PUBLIC NOTICE

PLEASE TAKE NOTICE that all that piece and parcel of land more particularly mentioned in the Schedule herein below and lying, being and situated at Village Balewadi, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation, District Pune more particularly mentioned in the Schedule herein below, hereinafter referred to as ("the said Land"), is owned and possessed by the owners Mr. Sachin Gulabrao Balwadkar and Mr. Sandip Gulabrao Balwadkar both residing at Balewadi, Pune -411045 ("said Owners").

The said Owners have assured to our Client that the said land is free from all encumbrances, and that they have clean, clear and marketable title to the said land. Our Client is negotiating with the said Owners with an intention to acquire the development rights of the said land and hence our Client has instructed us to investigate the title of the said Owners in respect of the said lands.

ANY person/s having any claim/s over the said Land by way of sale, exchange, mortgage, gift, lien, lease, trust, possession, inheritance, court order, easement or otherwise of whatsoever nature is/are hereby required to make the same known in writing together with the documents in support thereof to the undersigned within 10 (Ten) days from the date of publication hereof, failing which, it shall be presumed that there is no such claim and the same if any, will be considered to be waived and abandoned and thereafter our Client shall proceed further with the transaction in respect of the said Land.

SCHEDULE

All that piece and parcel of an area admeasuring 00 Hectare 61.50 Are plus potkharab 00 Hectare 00.75 Are owned by Mr. Sachin Gulabrao Balwadkar and area admeasuring 00 Hectare 61.50 Are plus potkharab 00 Hectare 00.75 Are owned by Mr. Sandip Gulabrao Balwadkar thus total area admeasuring 01 Hectare 24.5 Are carved out of land bearing Survey No. 33 Hissa No. 1 having an area admeasuring about 02 Hectare 46 Are plus Potkharaba 00 Hector 03 Are thus totally admeasuring 02 Hectare 49 Are assessed at Rs. 05.60 Paise lying, being and situated at Village Balewadi, Taluka Haveli, District Pune, within the jurisdiction of the Sub-Registrar Haveli, District Pune, and within the limits of Pune Municipal Corporation, Pune which is bounded more particularly as under:-

On or Towards the East: By 18 Mtrs. D.P. Road;
On or Towards the South :- By land from Survey No.33/2 owned by Orvi Society;
On or Towards the West :- By land owned by Mr. Nelge from Survey No.31; On or Towards the North :- By land from Survey No.33/1 owned by Vatika Society.

Along with all the structures standing thereon together with all privileges, easements and appurtenances belonging thereto and with all and singular yards, areas, compounds, ditches, fences, trees, drains, ways, paths, passages, common gullies, wells, waters and water courses, plants, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the aforesaid said land.

Hence this notice.

Shilpa Pratap & Varsha Joshi, Advocates
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Commerce Centre, Opp. Shivgar Garden
Restaurant, Shivgar Chowk,
Rahatani, Pune - 411017.
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E-mail: adv.shilpapatrap@gmail.com,
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Pune
Date:-20/08/2026

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel: 91-11-43115600 Fax: 91-11-43115618
Corporate Office : Office no. 101, Kalpataru Infinita, Plot B, Near Grand Hyatt, Santacruz (East), Mumbai - 400051, Maharashtra. Tel.: 022-68643101. E-mail: acre.ac@acreindia.in Website : www.acreindia.in CIN : U65993DL2002PLC115769

APPENDIX IV-A

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction Sale Notice 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.

Notice is hereby given to the public in general and in particular to the Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) that the below-described immovable properties, which were mortgaged/charged to the Original lender/Assignor Bank, and in respect of which physical possession had already been taken by the Authorised Officer of the Assignor Bank prior to assignment, have since been assigned to Assets Care & Reconstruction Enterprise Ltd. [CIN: U65993DL2002PLC115769] ("Secured Creditor"). Accordingly, the Secured Creditor shall now conduct the sale of the said properties on an "as is where is", "as is what is" and "whatever there is" basis for the recovery of the amounts due to the Secured Creditor from the Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s), together with the Reserve Price and Earnest Money Deposit mentioned below for each property:

Sr./ Loan Account No. & NO ACRE TRUST Name	Name of Borrower(s)/ Co-Borrower(s)/ Mortgagor(s)/ Guarantors	Total Outstanding Dues as on 2-Jun-26 with applicable interest, charges and expenses till the date of payment, read with Rule 8(6) & 9(1) of The Security Interest (Enforcement) Rules, 2002	Reserve Price (in Rs.)	Earnest Money Deposit (INRs.)	Bank account details for EMD payment through demand draft/ RTGS/NEFT	Auction Date & Time	EMD Date & Time	Barcode Scan to view PDF
1 H402HLT1032133/ H402HLL1026809 ACRE 178 TRUST	Suyash Ashok Joshi (Borrower),	Rs. 38,88,178/- (Rupees Thirty-Eight Lakh Eighty-Eight Thousand One Hundred Seventy-Eight Only)	Rs. 18,50,000 (Rupees Eighteen Lakh Fifty Thousand Only)	Rs. 1,85,000 (Rupees One Lakh Eighty-Five Thousand Only)	Bank Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	22nd Sept 2026 2:30 PM to 4:00 PM	21th Sept 2026 till 4:00 PM	