

NOTICE FOR SALE OF ASSETS
UNDER INSOLVENCY AND BANKRUPTCY CODE, 2016
V – Accurate Management Services Limited (In Liquidation)

Liquidator: IP Pankaj Sham Joshi, 9 Sudarsan CHS, Mahant Road, Vile Parle East, Mumbai-400057.

NOTICE is hereby given to the public in general that, in accordance with Regulation 33(1) read with Regulation 12(3) of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016, the following assets of V Accurate Management Services Private Limited (In Liquidation) are being offered for sale via an online E-Auction process, conducted through the E-Auction service provider "Baanknet Listing and Auction Portal" (website at <https://ibbi.baanknet.com/eauction-ibbi>). The sale shall be conducted on an "as is where is", "as is what is", "whatever there is" and "without recourse" basis:

Brief Description of Assets of Sale	Reserve Price (INR)	EMD
Mahindra XLV 500 R FWD W4, 7 STR bearing Registration Number MH 12 PC 4884 dated 08.07.2017, Chassis Number : MATYU2HUH6C17146, parked at TJSB Sahakar Bank Limited, Madhukar Bhavan, Road No. 16, Waghe Estate, Thane West, Maharashtra – 400504.	4,06,296.00	40,630.00

Note 1: The Sale Process Memorandum containing the bid forms and detailed terms & conditions of the E-Auction process can be downloaded from <https://ibbi.baanknet.com/eauction-ibbi> or requested via email at pjoshi.ip@gmail.com. The timelines for the e-auction process in accordance with the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 (as amended upto 14.10.2025) are as given below:

Due Diligence and Inspection of assets under auction	04.08.2026 to 19.08.2026 11.00 a.m. to 05.00 p.m. (IST)
Last date for payment of Earnest Money Deposit by eligible bidder through the E-Auction Platform	21.08.2026
Date and time of E-Auction	24.08.2026 from 12:00 Noon to 13:00 p.m.
Declaration of Highest Bidder	25.08.2026

The prospective bidders shall mandatorily submit an undertaking that they do not suffer from any ineligibility u/s 29 A of the Insolvency and Bankruptcy Code, 2016, to the extent applicable and if found ineligible at any stage, the earnest money deposited shall be forfeited.

For inspection of assets on or before the designated date for inspection, please contact the undersigned at mobile: +91 9820436268 and/or email ID: pjoshi.ip@gmail.com. For further clarifications about E-Auction of assets please contact at Baanknet +91 82912 20220 or email: support.baanknet@psballiance.com.

Sd/-
Pankaj Sham Joshi
Liquidator of V – Accurate Management Services Private Limited (In Liquidation)

Date : 04 August 2026
Place : Mumbai

Reg. No. 18BU/IFA-002/IP-N00507/20172018/11556
AA2/11556/02/311226/204161 valid upto 31.12.2026

ADITYA BIRLA CAPITAL
HOME LOANS

Regd Office: Indian Rayon Compound, Veraval, Gujarat - 362 266 | T | +91 2243567001
 (Toll free) 1800 270 7000 | CIN: U65922GJ2009PLC083779 | homedefinance.adityabirlacapital.com
 Branch Office: Aditya Birla Housing Finance Ltd., 1st Floor Lohia Jain Arcade, S No. 106, Near Chaturshring Temple Senapati Bapat Road, Pune-411016

APPENDIX IV
[See Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002]
Possession Notice (for immovable Property)

Whereas, the undersigned being the authorized officer of Aditya Birla Housing Finance Limited under the Securitization 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 3 of the Security Interest (Enforcement) Rules, 2002 had issued a Demand Notice dated 14-01-2026 calling upon the borrowers FAIZ RAEES SHAHK R MUJASSAR RAEES SHAHK mentioned in the notice being of INR. 31,62,894.00/- (Rupees Thirty One Lac Sixty Two Thousand Eight Hundred Ninety Four Only) within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers and to the public in general that the Niwasi Navab Tahasildar Khed (Raigurunagar), Pune has given Possession of the property described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 31 day of July of the year, 2026.

The borrowers 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 Aditya Birla Housing Finance Limited for an amount of INR. 31,62,894.00/- (Rupees Thirty One Lac Sixty Two Thousand Eight Hundred Ninety Four Only) and interest thereon. Borrowers 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
 Balcony Area 3.20 Sq. Mtr., Attached Terrace Area 3.11 Sq. Mtr. Total Area Of Flat 56.79 Sq. Mtr. All That Piece And Parcel Of Flat 1208, 12th Floor, Carpet Area 48.48 Sq. Mtr. Dry Situated At Urban Colony, Wing A, Agt No. 131, 1321, 133. Mg Road, Nanekarwadi, Khed, Pune, Maharashtra, 410501.

Date: 31.07.2026
 Place: PUNE

Authorized Officer
 Aditya Birla Housing Finance Limited

ADITYA BIRLA CAPITAL
HOME LOANS

Regd Office: Indian Rayon Compound, Veraval, Gujarat - 362 266 | T | +91 2243567001
 (Toll free) 1800 270 7000 | CIN: U65922GJ2009PLC083779 | homedefinance.adityabirlacapital.com
 Branch Office: Aditya Birla Housing Finance Ltd., 1st Floor Lohia Jain Arcade, S No. 106, Near Chaturshring Temple Senapati Bapat Road, Pune-411016

APPENDIX IV
[See Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002]
Possession Notice (for immovable Property)

Whereas, the undersigned being the authorized officer of Aditya Birla Housing Finance Limited under the Securitization 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 3 of the Security Interest (Enforcement) Rules, 2002 had issued a Demand Notice dated 17-03-2026 calling upon the borrowers TABSSUM LATIF SAYYED & NAFISA LATIFF SATIYAD mentioned in the notice being of Rs. 27,66,939/- (Rupees Twenty Seven Lac Sixty Six Thousand Nine Hundred Thirty Nine Only) within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers and to the public in general that the Niwasi Navab Tahasildar Haveli, Pune has given Possession of the property described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 03 day of Aug of the year, 2026.

The borrowers 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 Aditya Birla Housing Finance Limited for an amount of Rs. 27,66,939/- (Rupees Twenty Seven Lac Sixty Six Thousand Nine Hundred Thirty Nine Only) interest thereon. Borrowers 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 Flat No. 301, Having Admeasuring Area Of 580 Sq. Ft. IE. 53.90 Sq.Mtrs (Built-Up), On Third Floor In The Scheme Known As "Gsk Pride, Sr. No. 16, Hissa No. 24y/12, Hadapsar Pune-411028. The Boundary Of This Property Is As Follows:- On Or Towards The East By Flat No.302, On Or Towards The South-By Tear Cess, On Or Towards The West- By Property Wall, On Or Towards The North - By Lift.

Date: 03.08.2026
 Place: PUNE

Authorized Officer
 Aditya Birla Housing Finance Limited

DCB Bank Limited
 302, C/o Peltia, F. C. Road, Shivajinagar, Pune-411005

POSSESSION NOTICE

The undersigned being the authorized officer of the DCB Bank Ltd., under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (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 on below mentioned dates calling upon the borrowers (Borrower's and Co-Borrower's) to repay the amount mentioned in the notice as detailed below in tabular form with further interest thereon from within 60 days from the date of receipt of the said notice.

The borrower and Co-Borrower having failed to repay the amount, notice is hereby given to the borrower, Co-Borrower 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 Act read with rule 8 of the Security Interest Rules 2002 on this 30-07-2026.

The borrower, Co-Borrower in particular and the public in general is hereby cautioned not to deal with the property (Description of the immovable Property) and any dealings with the property will be subject to the charge of the DCB Bank Ltd., for respective amount as mentioned here below.

The Borrower's attention is invited to provisions of Sub-section (8) of Section 13 of the act, in respect of time available, to redeem the secured assets.

Demand Notice Dated.	06-12-2025
Name of Borrower(S) And (Co-borrower(S)	1.MRS. YOGITA ARJUN WAYKAR; 2.MR ARJUN HARICHANDRAWAYKAR
Loan Account Number	DRHLCHA00592898
Total Outstanding Amount.	Rs 16,36,301 (Rupees Sixteen Lakh Thirty Six Thousand Three Hundred One Only) as on 08th December 2025 excluding interest and FC charges on EMD
Description of the Immovable Property	All That Piece And Parcel Of Property Bearing Flat No.13, On The Ground Floor, Adm Area 650 Sq. Ft. Built Up Area, In The Building Named As "Samrudhi Complex", Constructed On S. No. 12/1A, Area Adm. 00h. 27R0U Of Which Admeasuring 370 Sq. Mtrs. Out Of Which Admeasuring 250 Sq. Mtrs. Situated At Village Manchar, Taluka Ambegaon, District Pune And Which Is Bounded As Below: On Or Towards East: By Open Space; On Or Towards South: By Property Of Mr. Ramdas Kaloke; On Or Towards West: By Internal Road; On Or Towards North : By Common Parking And Staircase. (The Secured Assets)

Date: 03-08-2026
 Place: Pune

FOR DCB BANK LTD
 AUTHORIZED OFFICER

AAVAS FINANCIERS LIMITED
 (CIN:L65922RJ2011PLCO34297) 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 Securitization 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 property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized 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.
Shankar Ramesh Meharaoliya, Renuka Shankar Meharaoliya, Rahul Ramesh Meharaoliya (AC NO.) LNAHH01418-190096121	Rs. 21,60,761.00/- Dues As On 03 Aug 2026	Rs. 1660913/- Dues As On 5 Jul 22	6 Jun 25	Plot No. 69-70/2, S. No. 246/1 Bhingar, Nagar, Ahmednagar, Maharashtra Adm. 42.25 Sq. Mtrs	Rs. 1221480/-	Rs. 122148/-	11.00 Am To 01.00 Pm 05 Sep 2026	Office No-8, 1st Floor, Amardeep Complex, Above Laptop Bazar, Sarjapura, Ahmednagar-414001, 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 scribing "Tender Offer for 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 from 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-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit 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 Authorized officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefor. 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, 1st Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or Ugarsen Rinwa -9875895867 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 about the tender se bidding sale on the above mentioned date. The property will be sold, if their out standing dues are not repaid in full.

Place : Maharashtra Date : 04-08-2026

Authorized Officer Aavas Financiers Limited

OMKARA ASSETS RECONSTRUCTION PVT. LTD
 Registered Office: No. 9, M. P. Nagar, First Street, Kongu Nagar Extension, Tirupur – 641607 CIN: U67100T22014PTC020363
 Corporate Office: Kohinoor Square, 47th Floor, N.C Kekar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai – 400028.
 Contact No- 022-6923 111/9773406175. Email: mumbai@omkara.com | Mob.: +91 9769170774

[Appendix - IV-A] [See proviso to rule 8 (6) R/W Rule 9(1)] PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Asset under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8(6) and Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrowers/Co-borrowers Datta Khanderao Chavan (The Borrower), Shobha Chavan (The Co-Borrower) that the below described immovable property mortgaged/charged to the Secured Creditor, and the physical possession of which has been taken by OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED (OARPL), Secured Creditor, on 07.11.2025. The below-mentioned property will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 27.08.2026 at 01.00 pm (last date and time for submission of bids is 26.08.2026 by 6.00 PM), for recovery of Rs. 56,37,955.04/- (Rupees Fifty Six Lakh Thirty Seven Thousand Nine Hundred Fifty Five and Four Paise only) as on 01.01.2021, plus accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges, etc. except recovery till the date of payment due to the M/s Omkara Assets Reconstruction Private Limited Secured Creditor from above mentioned borrower and co-borrower. The Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara PS 21/2024-25 Trust) has acquired entire outstanding debts lying against above said borrower/guarantors vide Assignment Agreement dated 19/03/2025 along with underlying security from Fullerton India Housing Finance Company Limited.

The description of the Immovable Properties, the reserve price, earnest money deposit, and known encumbrances (if any) are as follows:

Name of Borrower(s)/ Guarantors/ Mortgagors	Owner of the property	Demand Notice Date and Amount	Reserve Price	Bid Increment Amount	EMD	Date & Time of Inspection
Datta Khanderao Chavan(The Borrower), Shobha Chavan (The Co-Borrower)	Mr. Datta Khanderao Chavan	Rs. 56,37,955.04/- (Rupees Fifty Six Lakh Thirty Seven Thousand Nine Hundred Fifty Five and Four Paise only) as on 01.01.2021	Rs. 36,00,000/-	Rs. 30,000/-	Rs. 3,60,000/-	Date: 18.08.2026 Time: 10PM to 2PM (Noon)

Details of the Secured Asset: All Piece Parcel Of Flat No D, measuring an extent of 1190 sq ft situated at 2nd Floor, Ajinkytara, S.No.39, Hissa No.31, Thergaon, Pune 411033Boundaries- West: Road,North: Road, East: Open Plot, South: Open Plot

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 26.08.2026 Upto to 6:00 pm

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in <http://omkara.com/auction.php>. The auction shall be conducted online through OARPL.The last date of submission of bid (online as well as in hard copy) along with EMD (DD/ Pay Order in original or remittance by way of NEFT/ RTGS) is 26.08.2026 by 6:00 PM. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. C1 India Pvt. Ltd". Tel. Helpline: +91-729818124/25, Helpline E-mail ID: support@bankauctions.com, and for any property related query contact the Authorized Officer, Mr.Tanaji Mandavkar , Mobile: +91 9769170774, +91 9082080789Mail: tanaji@omkaraarc.com

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) and 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory Notice of not less than 15 (Fifteen) days to the Borrower(s) of the above loan account under Rule 8 (6) read with Rule 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above together with further interest and all costs charges and expenses any time before the closure of the Sale. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Date: 04.08.2026 / Place: Pune Sd/-, Authorized Officer, Omkara Assets Reconstruction Pvt Ltd., (Acting in its capacity as a Trustee of Omkara PS 21/2024-25 Trust)

pnB Housing FINANCE LIMITED

REG. OFFICE:- 9th FLOOR, ANRIKSH BHAWAN, 22 K.G. MARG, NEW DELHI - 110001, PHONES:- 011-23357172, 23735717, 23705414 WEBSITE:- www.pnbhousing.com

B.O.PUNE: Unit No. 601, 602, 603, 604, 605, 606, 6th Floor, Behind Pride Hotel Conclave, Shivajinagar, Pune, Maharashtra – 411005
 B.O.WARJE: 12, Spandhan, Survey No. 117/1, Popular Nagar, Warje, Pune - 411052.

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas the undersigned being the Authorized Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets & in 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 90 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 to the public in general that the undersigned has taken possession of the properties 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 dates mentioned against each account. The borrower(s) in particular and the public in general is hereby cautioned not to deal with the properties and any dealing with the properties will be subject to the charge of PNB Housing Finance Ltd., for the amount and interest thereon as per the loan agreement. The borrowers' attention is invited to provisions of Sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Loan Account	Name of Borrower/Co-Borrower/ Loan A/c No.	Date of Demand Notice Under Sec. 13(2)	Amount Outstanding	Date of Possession Notice	Description of the Property/ies Mortgaged
NHL/WRIE/022/1087315, HOU/WRIE/062/193990, B.O.: Warje	Vishal Gautam Gaikwad /Deepal Vishal Gaikwad	22/04/2026	Rs. 28,25,219.05/- Twenty-Eight Lakh Twenty-Five Thousand Two Hundred Ninety And Five Paise	29-07-2026 (Symbolic)	Flat No 802, 8th Floor, Building B, Shree Jagdish Park, Sr No 494 513, Chaitali Kh, Tal Khed, Pune, Maharashtra-412105, Pune, India
NHL/PN/0321/869906, B.O.: Pune	Mohan Narayan Veer /Ujala Mohan Veer	22/04/2026	Rs. 47,76,351.00/- Forty-Seven Lakh Seventy-Six Thousand Three Hundred Fifty-One Only	29-07-2026 (Symbolic)	Shop No 4, Ground Floor, Plot No 23 Sec No 10 S No 71 (Old), Swastik Industrial Complex, Bhosari Midc, Pune, Maharashtra-411026, Pune, India

PLACE : - PUNE DATE:- 04.08.2026 AUTHORIZED OFFICE, PNB HOUSING FINANCE LTD.

VASTU HOUSING FINANCE CORPORATION LTD
 Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015. Maharashtra. CIN No.: U65922MH2005PLC272501

Demand Notice Under Section 13(2) of Securitisation Act of 2002

Whereas, Vastu Housing Finance Corporation Ltd through its head office Mumbai, Notice issued to the following borrowers / guarantors / mortgagors have defaulted in the repayment of principal and payment of interest of credit facilities obtained by them from the VHFCL and said facilities have turned to be Non Performing Assets. The notices were issued to them under section 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 on their last known addresses however the same have returned un-served and as such they are hereby informed by way of public notice about the same.

Name of Borrower, Co-borrower and Loan A/c No.	Date and Amount of Demand Notice Under Sec. 13(2)	Description of Mortgaged property
Hemant Dattatray Kharote (Applicant), Rupali Pandurang Nerkar (Co Borrower)	28/7/2026 Rs. 2978571/- as on 16/7/2026 with further interest and charges thereon	Sr No 34, Hissa No 4/2, Flat No 401, 4th Floor, Balaji Krupa, At Katraj, Haveli, Pune, Gokulnagar, Haveli, Maharashtra, Pincode -411046, total Area-41.36 Sq.mtrs. North: Staircases, South: Open space, East: Open space, West: Flat no. 402
ANURADHA GANESH TUMMA (Applicant), GANESH MADHUKAR TUMMA (Co Borrower)	28/7/2026 Rs. 4668992/- as on 16/7/2026 with further interest and charges thereon	Flat No. 16 on 4 th Floor area admeasuring 1098 Sq. Ft. ie. 102.4 Sq. Mtrs Salable in wing S 07 in Building known as "Shreekanth View" in the society known as "Shree Kanth View (Building No. S 1,2,3,4,5,6,7,8) Co-Operative Housing Society Ltd. which is constructed on land admeasuring 00 H 61 R bearing S. No. 16 Hissa No. 1 admeasuring 01 H 38 R, situated at Village – Ambegaon Bk, Tal – Haveli, Dist - Pune, 411046. North: Flat No 13, South: Open Space, East: Flat No 15, West: Open Space

The steps are being taken for substituted service of notice. The above borrowers, co- borrowers and/or their guarantors (where ever applicable) are advised to make the payments of outstanding within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of this notice as per the provision of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Please be informed that the said notice is also under section 13(13) informing the borrowers/guarantors/ mortgagors that the said mortgaged property should not be sold/leased/transferred.

Date : 04.08.2026
 Place : Pune

Authorized Officer,
 VASTU HOUSING FINANCE CORPORATION LTD

Mas Financial Service Limited
 6th Ground Floor, Narayan Chambers, Bih, Patang Hotel, Ashram Road, Ahmedabad-380009, Contact: 079-41106500

DEMAND NOTICE

Under Section 13(2) of SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY ACT 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Undersigned being the Authorized Officer of MAS Financial Services Limited ("MFSL"), hereby given the notice to following Borrowers / Co-Borrower(s) / Mortgagors who have failed to discharge me liability i.e., defaulted in the repayment of their principal as well as their interest and other charges accrued them from Loan Loan(s) availed from MAS Financial Services Limited. As a consequence the loan(s) have become Non Performing Assets and (N.P.A's) on 10/06/2026. In exercise of powers conferred under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, read with Rule 3 of Security Interest (Enforcement) Rules 2002. Demand Notices were issued to the Borrowers/co-borrowers/mortgagors on their last known address, calling upon them to clear their cut standing dues under the loan facilities availed by them However the same have been returned un-served. As such, the Borrower(s)/Co-Borrower(s)/mortgagors are be me by intimated / informed by way of this publication notice to clear their outstanding dues the loan facility along with further interest at the contractual rate and incidental expenses, cost, charges etc.

Borrower & Co-Borrower, Guarantor Name	Mortgage Property Details	Loan Account No. Outstanding Amount	Date of Demand Notice, Date of Sticking Notice
1. M/S. RAJ INDUSTRIES (THROUGH PROPRIETOR MR. SWAPNIL RAJARAM PATIL) (APPLICANT)	NAME OF MORTGAGOR / EXECUTOR:- Mr. Swapnil Rajaram patil prop. Of M/s. Raj Industries MORTGAGE PROPERTY DETAILS:- ALL THAT PIECE AND PARCEL OF THE IMMOVABLE PROPERTY BEARING PLOT NO. C-17 HAVING AN AREA ADMEASURING AT 3200.00 SQ. MTRS. ALONG WITH CONSTRUCTION THEREON SITUATED AT WITHIN THE LOCAL LIMITS OF SHIRALA INDUSTRIAL AREA WITHIN THE VILLAGE LIMITS OF VILLAGE - BHATWADI TAL - SHIRALA, DIST - SANGLI AND WITHIN THE JURISDICTION SUB REGISTRAR AT SHIRALA. BOUNDED AS FOLLOWS: AS PER SALE DEED / AS PER SITE (VALUATION REPORT), EAST: PLOT NO. C- 18, WEST : PLOT NO. C- 16, NORTH: PLOT NO. C-20, SOUTH: M. I. D. C. ROAD 15.00 MTRS.	Loan A/c: 6493289.	04.07.2026
2. MR. SWAPNIL RAJARAM PATIL (CO-APPLICANT & GUARANTOR),			
3. MRS. DIPALI SWAPNIL PATIL. (CO-APPLICANT & GUARANTOR).		Rs. 1,23,08,716/-	29-07-2026

This step is being taken for substituted service of notice. The above Borrowers and/or Co-Borrowers Guarantors are advised to make the payments of the outstanding amount along with future interest, incidental expenses, cost etc. within 60 days from the date of publication of this notice failing which (without prejudice to any other right or remedy available to MAS Financial Services Limited) further steps for taking the Secured Assets/mortgaged property will be initiated as per the provisions of Sec 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

The Parties named above are also advised not to alienate, sale lease or create third party interest in the above mentioned properties on which MAS Financial Services Limited has the charge

Date : 04-08-2026
 Place : SANGLI.

Sd/- Authorized Officer
 Mas Financial Service Limited

MICROTECH POLYMERS FORM NO. URC-2
 Advertisement giving notice about registration under Part I of Chapter XXI of the Act

[Pursuant to section 374(b) of the Companies Act, 2013 and 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 after fifteen days hereof but before the expiry of thirty days hereinafter to the Registrar of Companies at Pune/ Central Registration Centre (CRC), as the case may be, that M/s. MICROTECH POLYMERS, a partnership firm may be registered under Part I of Chapter XXI of the Companies Act, 2013, as a Company Limited by shares.

2. The principal objects of the proposed company are as follows:- manufacturing of plastic moulding part, sales, purchase, supply, trading, export, import, scrap sales, any other allied activity in pursuant to main object etc.

3. A copy of the draft memorandum and articles of association of the proposed company may be inspected at the Registered Office situated Gat No. 311, Loni Kalbhor Station, Kadamwak Vasti, Behind Sunrise Shopping Center, Pune-Solapur Road, Tal. Haveli, Dist. Pune, Maharashtra, India 412201.

4. Notice is hereby given that any person objecting to this application may communicate their objection in writing to the Registrar at Central Registration Centre (CRC), Indian Institute of Corporate Affairs (IICA), Plot No. 6, 7, 8 Sector 5, IMT Manesar, District Gurgaon (Haryana), PIN Code-122050 within twenty one days from the date of publication of this notice, with a copy to the proposed company at its Registered office.

Dated this 3rd day of August 2026

For M/s. MICROTECH POLYMERS
 Sd/-
 Ganesh Jaywant Jadhav Rupesh Hanuman Shivarkar

AUXILO FINANCE PRIVATE LIMITED

Office No. 63, 6th Floor, Kalpataru Square, Kondivita Road Andheri (East) Mumbai 400059- Maharashtra

E-AUCTION SALE NOTICE

Notice is hereby given to the public in general and in particular to the below Borrower/ Guarantors that the below described immovable property mentioned in SCHEDULE-I inter alia secured to Auxilio Finance Pvt Limited ("AFPL") (Secured Creditor), the PHYSICAL POSSESSION of which has been taken by the Authorized Officer of AFPL on 15th October, 2024, will be sold in E-Auction on 28th August, 2026 on an "As is where is" & "As is what is" and "Whatever there is" basis towards recovery of total sum of Rs. 6,10,37,863.29/- (Rupees Six Crore Ten Lakhs Thirty Seven Thousand Eight Hundred Sixty Three and Twenty Nine Paise Only) as on 06.10.2022 and the contractual interest thereon and other cost and charges till the date of realization from Borrower/Co-Applicant as mentioned below:

Name of the Borrower:- M/s Anand Sagar Charitable Trust Tassagon (Borrower)	R/o: Plot No. 81/96, Anandsagar, Amruteshwar Nagar, Dutt Mal, Tassagon, Dist. Sangali, Maharashtra-416312
Name of the Co-Applicant:- 1) Mr. Sanjay Annasaheb Patil 2) Mr. Vijayshree Sanjay Patil Address: at R/o Anandsagar Niwas, Amruteshwar Nagar, Dutt Mal, Tassagon, M.D.G., Sangali, Maharashtra-416312.	3) Mr. Rajendra Annasaheb Patil Address: R/o: Plot No. 81, Anandsagar, Mr. Sainik School, Amruteshwar Nagar, Tassagon, M.D.G., Sangali, Maharashtra-416312

The said mentioned properties will be sold by "Online e-Auction through website <https://rajesh.auctiontiger.net> on 28th August, 2026 for/ towards recovery of Loan A/c No. 4004190467, 400419021048-400419021085 an amount of total Rs.10,37,863.29/- (Rupees Six Crore Ten Lakhs Thirty Seven Thousand Eight Hundred Sixty Three and Twenty Nine Paise Only) to AFPL payable as on 06.10.2022 and the contractual interest thereon and other cost and charges till the date of realization.

Schedule I (Details of the Property)

Reserve Price	Rs. 4,39,00,000/- (Rupees Four Crores Thirty Nine Lakh Only)
Earnest Money Deposit	10% of the Reserve Price with respect to property as mentioned in SCHEDULE-I.
Bid Increment Amount	Rs. 50,000/- or in such multiples as permitted by the Secured Creditor for property as mentioned in SCHEDULE-I.
Date and Time for inspection of title documents and the immovable properties mentioned in SCHEDULE-I.	On 24th August, 2026 (Timing 11.00 AM to 02.00 PM) [Mr. Sandeep Vijay Upadhyay, Phone: 9773894792 Email ID: Sandeep.upadhyay@auxilo.com]
Date and Time for submission of tender along with KYC documents / Proof of EMD etc.	26th August, 2026 before 5.00 PM
Date & time of opening of online offers	28th August, 2026 at 11.00 PM to 12.