

**SBGL/Outward/2025-26/10**

**Date: September 9, 2025**

<b>BSE Limited</b> Department of Corporate Services, Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400001	<b>National Stock Exchange of India Limited</b> Listing Department Exchange Plaza, C-1, Block-G, Bandra-Kurla Complex, Bandra (East), Mumbai 400051
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<b>Scrip Code</b>	<b>Symbol</b>	<b>ISIN</b>
543218	SBGLP	INE05ST01028

**Sub: - Intimation on publication of Newspaper Advertisement**

**Ref: - Disclosure under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.**

Dear Madam/Sir,

With reference to the above captioned subject, please find enclosed newspaper advertisement published in Business Standard (English) and Navrashtra (Marathi) on Tuesday, September 9, 2025, intimating the Dispatch of Annual Report for the Financial Year 2024-25 along with Notice of 18<sup>th</sup> Annual General Meeting to be held on Tuesday, September 30, 2025 at 3:00 P.M. (IST).

This intimation will also be available on the website of the Company [www.suratwwala.co.in](http://www.suratwwala.co.in). We request you to take aforesaid communication on record and arrange to bring this to the notice of all concerned.

Yours faithfully,

**For and on behalf of,  
SURATWWALA BUSINESS GROUP LIMITED**

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**Pooja Thorave**  
**Company Secretary and Compliance Officer**  
**Mem No: A74339**  
**Place: Pune**

**Suratwwala Business Group Limited**

( Formerly known as Suratwwala Business Group Pvt. Ltd. & Suratwala Housing Pvt. Ltd.)

Address: 4/38, Sumangal, Sahakar Colony, Behind SBI, Karve Road, Erandawane. Pune- 411004

☎ 020-25434392 ✉ suratwwala@suratwwala.co.in 🌐 WWW.SURATWWALA.CO.IN

CIN : L45200PN2008PLC131361



**Suratwala**  
Promising Excellence

**SURATWALA BUSINESS GROUP LIMITED**  
(Formerly known as 'Suratwala Business Group Private Limited' and 'Suratwala Housing Private Limited')

Registered office: 4/38, Sunnagar Sakar Colony, Behind SBI Karve Road, Erandwane Pune 411004, Maharashtra  
Tel: 020-25434392 Email: suratwala@suratwala.co.in  
Website: www.suratwala.co.in CIN: U45200PN2008PLC131361

**NOTICE**  
Notice is hereby given that the Eighteenth Annual General Meeting ("AGM") of Suratwala Business Group Limited ("the Company") will be held on Tuesday, September 30, 2025, at 3.00 P.M. (IST) through Video Conferencing ("VC")/Other Audio-Visual Means ("OAVM"), to transact the business as set out in the Notice of the AGM, without physical presence of Members in compliance with the applicable provisions of the Companies Act, 2013 read with General Circular No 9/2024 issued by the Ministry of Corporate Affairs dated September 19, 2024 (in continuation to the earlier Circulars issued in this regard), SEBI Circular No. SEBI/HO/CFD/PoD-2/Pf/C1R/2024/133 dated October 3, 2024 (collectively referred to as "circulars").

In compliance with the Circulars, Notice of AGM along with the Annual Report for FY 2024-25 has been sent through electronic mode to all Members of the Company on Friday, September 5, 2025, whose e-mail addresses were registered with the Company's Registrar and Transfer Agents, i.e. MUFJ Intime Private Limited / Depository Participants as on Friday, August 29, 2025. Further, in accordance with Regulation 36(1)(b) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, a letter providing the weblink of Company's website where the Annual Report for FY 2024-25 can be accessed is being sent to Shareholders whose e-mail addresses are not registered with the Company.

The Annual Report, inter alia, containing the Notice of AGM is available on the Company's website at <https://www.suratwala.co.in/investors.php> at [www.nseindia.com](http://www.nseindia.com) and at [www.bseindia.com](http://www.bseindia.com) (where the Company is listed) and at <https://intstvalve.lintimne.com> (agency providing E-Voting facility) ("Websites").

Pursuant to Section 108 of the Companies Act, 2013, read with the Companies (Management and Administration) Rules, 2014 and Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company is providing the facility for e-Voting on all resolutions set forth in the Notice of the AGM. The Company has engaged the services of MUFJ Intime India Private Limited ("MUFJ"), to provide the facility for remote e-Voting as well as e-Voting during the AGM. Members of the Company, holding shares either in physical form or in demat form, as on the Cut-off date, i.e. Tuesday, September 23, 2025, shall only be entitled to avail the facility of remote e-Voting as well as e-Voting during the AGM.

Members may note the following details for remote e-Voting.

Commencement of remote e-Voting [Saturday, September 27, 2025 from 9.00A.M. (IST)]  
Conclusion of remote e-Voting [Monday, September 29, 2025 till 5.00 P.M. (IST)]

The remote e-Voting shall be disabled by MUFJ Intime for voting thereafter and Members will not be allowed to vote beyond the said date and time. In addition to the above, the facility for e-Voting shall also be made available at the AGM for Members holding shares as on the Cut-off date and attending the AGM, who have not casted their vote prior to the AGM by remote e-Voting. Detailed instructions for E-Voting are provided in the Notice of AGM.

Members, as on the Cut-off date, are requested to attend the AGM through VC/OAVM facility by following the process mentioned in the Notice of the AGM. Members may participate and attend the AGM even after exercising their right to vote through remote e-Voting but shall not be allowed to vote again during the AGM.

Any Person who becomes a Member of the Company after dispatch of the Notice of AGM and holding shares as on the Cut-off date may download the Notice of AGM from the above referred Websites and follow the procedure for remote e-Voting/attending the AGM through VC/e-Voting at the AGM as mentioned in the Notice of the AGM. The information regarding scrutinizer, dividend, the deduction of tax on such dividend (IDS), and other pertinent details is included in the Notice of the AGM.

To assist us in determining the applicable TDS rate, Members are kindly requested to submit necessary documents on or before Tuesday, September 23, 2025. For additional information, please refer the relevant section of the Notice. Shareholders who are holding shares in dematerialised mode but have not updated their KYC details are requested to update their complete KYC/ email addresses with their Depository Participants. Further, the Shareholders holding shares in physical form are requested to submit their PAN, contact information (including postal address with PIN and mobile number), email address, specimen signature, bank account details, and nomination information by sending a duly filled and signed Form, as applicable, to the RTA.

**By the Order of Board of Directors of Suratwala Business Group Limited**  
Sd/-  
**Pooja Thorave**  
Company Secretary and Compliance Officer  
Mem No: A74339

Place: Pune  
Date: September 6, 2025

**GANESHA ECOVERSE LIMITED**  
(Formerly Known as SVP Housing Limited)  
CIN: L13114DL2003PLC118413  
Regd. Office: P3-211, SECOND FLOOR, CENTRAL SQUARE 20, MANOHAR LAL KHURANA MARG, BARA HINDU RAO, DELHI - 110006  
E-mail: ganeshaecoverse@gmail.com  
Website: www.ganeshaecoverse.com Tel. No: +91-9415108158

**NOTICE OF 22nd ANNUAL GENERAL MEETING, BOOK CLOSURE AND E-VOTING INFORMATION**

NOTICE is hereby given that the 22nd ANNUAL GENERAL MEETING ("AGM/ Meeting") of the Members of the Company will be held on Tuesday, 30th September, 2025 at 4.00 P.M. (IST) through Video Conferencing (VC)/ Other Audio Visual Means (OAVM) in compliance with the provisions of the Companies Act, 2013 and rules made thereunder read with General Circulars No. 09/2024 dated 19th September, 2024 issued by Ministry of Corporate Affairs ("MCA") together with other applicable circulars in this regard ("MCA Circulars"), and SEBI Circular No. SEBI/HO/CFD/CFD -PoD-2/Pf/CIR/2024/133 dated 3rd October, 2024 issued by the SEBI, to transact the business set forth in the Notice of the AGM.

In Compliance with MCA Circulars and SEBI Circulars, Notice of the AGM and the Annual Report of the Company for the financial year 2024-25 have been sent only through electronic mode to all the Members of the Company, who have registered their email IDs with the Depository Participants/ Registrar and Transfer Agents ("RTA").

Notice is also given pursuant to Section 91 of the Companies Act, 2013 read with applicable Rules framed thereunder that the Register of Members and the Share Transfer Books of the Company will remain closed from Wednesday, September 24, 2025 to Tuesday, September 30, 2025 (both days inclusive) for the purpose of AGM. In terms of the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended, applicable Secretarial Standards, Regulation 44 of the SEBI Listing Regulations and MCA & SEBI Circulars, the Company is pleased to provide to its Members the remote e-voting facility in respect of the business to be transacted at the AGM and facility of casting vote through e-voting system during the AGM through NSDL.

- Members are informed that:
- The remote e-voting period commences on Saturday, 27th September, 2025 (9:00 A.M.) and ends on Monday, 29th September, 2025 (5:00 P.M.).
  - Cut-off date: Tuesday, 23rd September, 2025.
  - Any person, who acquires shares of the Company and become member of the Company after 5th September 2025 i.e. BENPOS date considered for dispatch of the notice and holding shares as on the cut-off date i.e. 23rd September, 2025, may obtain the login ID and password by sending a request at [evoting@nsdl.com](mailto:evoting@nsdl.com) or [ganeshaecoverse@gmail.com](mailto:ganeshaecoverse@gmail.com) or [Bssdelhi@bigshareonline.com](mailto:Bssdelhi@bigshareonline.com). However, if the person is already registered with NSDL then the existing user ID and password can be used for casting vote.
  - The facility of remote e-voting, participation in the AGM through VC/OAVM facility and e-Voting during the AGM by members holding shares in dematerialized mode, physical mode and for members who have not registered their email addresses has been provided in the Notice convening the AGM.
  - Remote e-voting shall not be allowed before 29th September, 2025 (5:00 P.M.).
  - The facility of e-voting shall be made available at the AGM. Members attending the AGM, who have not already cast their vote by remote e-voting shall be able to exercise their right through e-Voting system in the AGM.
  - Members who have cast their vote by remote e-voting prior to the Meeting, may also attend the meeting, but shall not be entitled to cast their vote again at the meeting.
  - A person whose name is recorded in the register of members or in the register of beneficial owners maintained by the depositories as on the cut-off date i.e. 23rd September, 2025 only shall be entitled to avail the facility of remote e-voting as well as e-voting in the AGM.
  - Members holding shares in physical mode and who have not updated their email addresses with the Company may update their email addresses by sending a duly signed request letter to the Company's RTA, M/s. Bigshare Services Private Limited at [Bssdelhi@bigshareonline.com](mailto:Bssdelhi@bigshareonline.com) mentioning the folio no., name of shareholder, address and email ID along with a self-attested copy of PAN card. Members holding shares in dematerialized mode are requested to register / update their email addresses with their Depository Participant(s).
  - Notice of the Meeting and Annual Report are available on Company's website at <https://ganeshaecoverse.com/investors-relation/> and shall also be available on the website of NSDL at [www.evoting.nsdl.com](http://www.evoting.nsdl.com) and on the website of Stock Exchange i.e., BSE Limited at [www.bseindia.com](http://www.bseindia.com).
  - In case of any queries, you may refer the Frequently Asked Questions (FAQs) and e-voting user manual for Shareholders available at the download section of [www.evoting.nsdl.com](http://www.evoting.nsdl.com) or call on toll free no.: 1800 1020 990 or 1800 22 44 30 or send a request at [evoting@nsdl.com](mailto:evoting@nsdl.com).
  - Members who need assistance before and during the AGM, may contact the following: Name & Designation: Ms. Pallavi Mhatre, Manager-NSDL or Ms. Soni Singh, Asst. Manager- NSDL Address: National Securities Depository Limited, Trade World, 'A' Wing, 4th Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai - 400 013. E-mail ID: [evoting@nsdl.com](mailto:evoting@nsdl.com) or [pallavid@nsdl.co.in](mailto:pallavid@nsdl.co.in) or [SoniS@nsdl.com](mailto:SoniS@nsdl.com) Contact No.: 1800 1020 990 / 1800 224 430 (Toll Free).

**For GANESHA ECOVERSE LIMITED**  
(Formerly Known as SVP Housing Limited)  
Sd/-  
**(Neha Gajwani)**  
Company Secretary and Compliance Officer  
Place: Kanpur  
Date: 08.09.2025

**Katalyst Software Services Limited**  
CIN: U72200PN2015PLC153600  
Regd. Office: Office no. 101, Pentagon P4, Magarpatta city, Hadapsar, Hadapsar I.E., Pune, Pune City, Maharashtra, India, 411013  
Email: [vghai@katalysttech.com](mailto:vghai@katalysttech.com) Website: [www.katalysttech.com](http://www.katalysttech.com)

**NOTICE**

**NOTICE OF 10th ANNUAL GENERAL MEETING AND REMOTE E-VOTING INFORMATION**

Notice is hereby given that the 10th Annual General Meeting (AGM) of the Members of the Company Katalyst Software Services Limited will be held on Tuesday, 30th Day of September, 2025 at 12.30 P.M. at the Registered Office of the Company situated at Office no. 101, Pentagon P4, Magarpatta city, Hadapsar, Hadapsar I.E., Pune, Pune City, Maharashtra, India, 411013, to transact the business as set out in the Notice of 10th AGM of the Company. The Notice of the AGM has been circulated to all members of the Company via Company's registered email to all the members of the Company as on the date of its board Meeting dated 05th September 2025 at their mail id registered with the Company. The Notice is also available on the website of the Company i.e. [www.katalysttech.com](http://www.katalysttech.com). The Company has circulated the Notice on 08th September 2025. The documents pertaining to the items of business to be transacted in the Annual General Meeting are open for inspection at the registered office of the Company during business hours between 10 A.M. and 5 P.M. on all working days except Saturdays.

The Company is pleased to provide its members the facility to exercise their Right to Vote by electronic means and the business may be transacted through E-Voting services provided by Central Depository Services (India) Limited (CDSL). The procedure and instructions of electronic voting is available in the Notice of 10th Annual General Meeting of the Company; The E-Voting period commences on Friday, September 26, 2025, at 9:00 A.M. IST and ends on Monday, September 29, 2025, at 5:00 P.M. IST. The E-Voting module shall be disabled for voting after 5:00 p.m. on Monday, September 29, 2025, after which remote e-voting shall not be allowed. Once the vote on the resolution is cast by the member, the member shall not be allowed to change it subsequently. A member may participate in the AGM even after exercising his right to vote through remote e-voting but shall not be allowed to vote again in the meeting. The facility for Physical ballot voting shall be made available at the meeting and members attending the meeting who have not already cast their vote by remote e-voting shall be able to exercise their voting right at the meeting.

The voting rights shall be as per the number of equity shares held by the member(s) as on Tuesday, 23rd September 2025. The members holding shares either physically or electronically are eligible to cast vote via e-voting or at the AGM only if they are holding shares as on that date. Any person who acquires shares after the dispatch of the notice and becomes a member of the Company as of the cut off date may obtain their login ID and password by following the same e-voting instructions as provided in the AGM Notice.

If you have any queries or issues regarding e-Voting from the CDSL e-Voting System, you can write an email to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com) or contact at toll free no. 1800 21 09911.

**By Order of the Board of Directors For Katalyst Software Services Limited**  
Sd/-  
**Vivek Ghai**  
Managing Director  
(DIN: 01452010)

Place: Pune  
Date: 09th September 2025

**Shri Mahalaxmi Co-op. Bank Ltd., Kolhapur**  
Head Office: 'Shree Bhavan' 167, 'B' Ward, Mangalwar Peth, Kolhapur.  
Phone No.: 0231 - 2541051 / 2543837 / 2545552

**PUBLIC NOTICE OF SALE (By Tender)**

Under the provisions of Section 13(12) of The Securitisation and Reconstruction of Financial Assets and Enforcement Security Interest Act, 2002 R/w Rule 8 & 9 of Security Interest (Enforcement) Rules.

Shri Mahalaxmi Co-op. Bank Ltd., Kolhapur has given term loan to the following mentioned borrower on the security of the property mentioned below. As the said loan have become NPA, the bank has initiated action under The Securitisation and Reconstruction of Financial Assets and Enforcement Security Interest Act, 2002 (Securitisation Act) by issuing demand notice dated 02/01/2025. U/s 13(2) to the Borrower, Co-borrower and Guarantor. The said demand notice was not complied as the amount mentioned in the notices was not paid, the bank had issued the possession notice dated 06/03/2025. U/s 13(4) of the said Act and Physical Possession of property mentioned below in schedule was taken by the Authorised Officers of the bank on 17/03/2025 under the provisions of u/s 13(4). Now, as per provisions of Section 13(12) of the said Act R/w Rule 8 & 9 of Security Interest (Enforcement) Rules, the mortgaged property is put for sale by inviting tenders and the said property is to be sold on "As is where is basis". The persons willing to purchase the said property are invited to send the sealed tenders for purchase of the said property. The sealed tenders should be sent to the Authorised Officer of Shri Mahalaxmi Co-op. Bank Ltd., Kolhapur at the Head Office of the bank mentioned above with Earnest Money of Rs. 4,50,000/- (Rupees Four Lakhs Fifty Thousand only) by way of demand draft / pay order / online transfer in favour of Shri Mahalaxmi Co-op. Bank Ltd., Kolhapur till Wednesday, dated 15/10/2025. The tenders will be opened on Thursday, dated 16/10/2025 at Head Office, Kolhapur of Shri Mahalaxmi Co-op. Bank Ltd., Kolhapur at 12.00 p.m. The prospective purchasers may make an inspection of the documents of property available with the Bank during working hours at Shahupuri, Kolhapur Branch of the Bank. This Notice is available on website of the bank - [www.smclb.in](http://www.smclb.in)

Name of Borrower / Co-borrower / Guarantors	Due Amount as on 31.08.2025
1) Shri. Uday Vasantrao Shetke (Borrower)	Loan A/C No. 608/120391
2) Shri. Uttam Vasantrao Shetke (Co-borrower), Above Sr.No. 1 & 2 - R/o. - 165/6, 'E' Ward, Rajarampuri, Kolhapur - 416008.	Rs. 2,45,38,639.90 (Rupees Two Crore Forty Five Lakh Thirty Eight Thousand Six Hundred Thirty Nine and Ninety Paise only) Plus interest from 01/09/2025 and other expenses.
3) Shri. Sadanand Shivajirao Patil (Guarantor), R/o. - Block No. 303, Afrin Apartment, 'E' Ward, Rajarampuri, Kolhapur - 416008.	
4) Shri. Ramraj Chandar Pawar (Guarantor) R/o. - Plot No. 93, 'B' Ward, Subhashnagar, Kolhapur - 416007.	

**DESCRIPTION OF PROPERTY PUT FOR SALE**  
All that the piece and parcel of the property situated within the limits of Kolhapur Municipal Corporation and within the jurisdiction of Joint Sub Registrar, Karveer-2 bearing Shop No. B-1, its area 1200 Sq.Fts. on the Basement Floor of the building known as "Personal Height Apartment" constructed on the property bearing C.S. No. 2064/A and C.S. No. 2064/B of 'E' Ward, Rajarampuri 12th Lane, Kolhapur. Boundaries as follows - East by: Property of Shri. Mulani & side margin, West by: Side margin, South by: Road, North by: Parking.  
( Reserve Price of Rs. 45,00,000/- ( Rupees Forty Five Lakh only ) )

**Terms and conditions of the Sale**

1) The property will be sold to the highest payer, however the authorised officer reserves his right to accept or decline any tender without giving any reason and also reserves his right to cancel/stay the sale or extend the sale. and also to change in the terms & conditions without any reason. 2) The terms and conditions can be seen in the Head Office of bank during working hours except the holiday. 3) The other information regarding terms and conditions of sale and tender forms are available in the Head Office, Kolhapur of the bank. 4) The price of tender form is Rs. 1000/- + GST ( non-refundable ). Tender form should be sent to the Authorised Officer of Shri Mahalaxmi Co-op. Bank Ltd., Kolhapur at Head Office on above mentioned address of the Bank in sealed envelopes with earnest money of Rs. 4,50,000/- ( Rupees Four Lakhs Fifty Thousand only ) by way of demand draft / pay order / online transfer in favour of Shri Mahalaxmi Co-op. Bank Ltd., Kolhapur till Wednesday, dated 15/10/2025. Interest will not be paid on earnest money. 5) The demand draft/pay order should not be packed in sealed tender. It should be given separately. Cheque should not be accepted and any one who submit the cheque will not be eligible to participate in auction. 6) If bank receives more tenders of same amount, then bid will be held between such persons and the highest bidder will be entitled for the sale. 7) The successful tender holder has to pay 25% amount (including the earnest money) of the sale price on the same day and the remaining amount has to be paid within 15 days. Otherwise the amount deposited by the person shall be forfeited and sale shall be cancelled and the property will then be put for fresh sale and he will not have any right on this property. Authorised Officer reserve his right to extend the period to deposit the amount. 8) Upset price is fixed by the bank. This upset price is fixed excluding the other charges such as transfer fee and any other charges attached to the title of the property. 9) The bank will execute the sale certificate of the property in favour of the purchaser after completion of all legal formalities and the purchaser has to pay separately all the expenses of stamp duty, registration fee, other charges and all the taxes over the said property and other legal dues and TDS if applicable and after payment of entire amount, the bank will give possession of the said property to the purchaser. 10) Property is to be sold on "As is Where is basis". To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims / rights / dues / affecting the property, prior to submitting their bid. The Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues. 11) If any bidder files the tender below the reserve price then his earnest money deposit (EMD) will be forfeited and he/she will not be eligible to participate in auction process. 12) The Auction Purchaser or his representative shall submit self-attested his passport size photo, Residential proof like Aadhar Card etc. document for KYC purpose along with application & shall submit the originals of document at the time of Auction for verification. 13) The borrower, Co-borrower and Guarantors if desires may remain present at the time of opening of tender.

RTGS Details - Account Name: Shri Mahalaxmi Co-op. Bank Ltd., Kolhapur Bank and Branch Name: ZDBI BANK, Asahemby Road, Kolhapur.  
RTGS Details: A/C No. 11610200005968, IFSC: IBKL0000116.  
Place: Kolhapur. Authorised Officer,  
Date: 06/09/2025. Shri Mahalaxmi Co.Op. Bank Ltd., Kolhapur

**AXIS BANK LTD.** Branch Office : Sterling Plaza, Ground Floor, Opp. Sai Services Petrol Pump, J.M Road, Pune-411004  
Corporate Office : "Axis House", C-2, Wadia International Center, Pandurang Budhkar Marg, Worli, Mumbai - 400025.  
Registered Office : "Trishul", 3rd Floor Opp. Samarsheshwar Temple, Law Garden, Ellisbridge, Ahmedabad -380006.

**E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**

**Auction 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) read with Rule 9 (1) of the Security Interest (Enforcement) Rule, 2002.**  
Notice is hereby given to the public in general and in particular to the Borrower(s), Co-borrower (s) and Guarantor(s) that the below described immovable properties are mortgaged/charged to the secured creditor, the Physical Possession of which has been taken by the Authorized Officer of Secured Creditor will be sold on "As is Where is Basis", "As is What is Basis", "Whatever There is Basis" and "No Recourse Basis" on below mentioned dates for recovery of the sum mentioned below due to the following secured creditors. The reserve price and the earnest money deposit will be as mentioned below. Please refer the appended auction schedule for necessary details :  
**E-AUCTION SCHEDULE & LOAN DETAILS**

1) Names & Address of Borrower/ Guarantor / Mortgager	Description of Property
Mr. Mangesh Harpal 2) Mrs. Sarika Mangesh Harpal, Both R/o. At Nirmal Wasti, At Post.Fursungi, Near Sonar pool/Tarakwadi, Tal.Haveli, Dist.Pune-412308. Both Also at: Duplo Villa, D-11, Esmeralde, Gat No.106, Nakhshra Wadi Aurangabad.	All the piece and parcel of Lower Duplo Villa No.D-11 Admeasuring about 160.75 Square Meter Carpet area 176.65 Square Meter on ground and first floor as unit cost constructed on above property situated at 'Esmeralde' Gat No.106, Nakhshra Wadi Aurangabad bounded by : East : Open & after then road, West : Open, North : D-13, South : D-9.
Reserve Price (RP) & EMD	Date, Time, For Opening of Bids
RP : Rs. 55,00,000/- (Rupees Fifty Five Lakh Only) EMD : Rs. 5,50,000/- (Rupees Five Lakh Fifty Thousand Only) through DD in favor of 'Axis bank Ltd.' payable at Pune.	On 26/09/2025, between 12.00 PM and 01.00 PM with <unlimited https://www.bankauctions.com> extensions of 5 minutes each at web portal->E-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the Service Provider as mentioned above.
Date of Demand Notice U/SEC. 13(2) of SARFAESI Act : 19/01/2017	
Amount of Demand Notice U/s-13(2) of SARFAESI Act (in Rs.) : Rs. 93,05,979/- (Rupees Ninety Three Lakh Five Thousand Nine Hundred Seventy Nine Only) (as on 18/01/2017)	
Date of Physical Possession : 25/02/2022 Publication Date of Possession Notice : 01/03/2022	
Outstanding dues (In Rs.) : Rs. 93,05,979/- (Rupees Ninety Three Lakh Five Thousand Nine Hundred Seventy Nine Only) (as on 18/01/2017)	
Last Date, Time And Venue For Submission of Bids With Sealed Offer/ Tender With EMD : Till 25/09/2025 up to 05:00 PM. For at Axis Bank Ltd, Loan Center, Sterling Plaza, Ground Floor, Opp. Sai Services Petrol Pump, J.M Road, Pune- 411004.	
Known Encumbrances : Not known to the secured creditor. The unpaid charges towards electricity, maintenance, Tax, Builder Dues etc. if any, as applicable.	
Bid Incremental Amount : Rs. 10,000/- (Rupees Ten Thousand Only) Inspection of Property : As per prior appointment of authorized officer	
Return of EMD of Unsuccessful Bidders : Within 7 working days from the date of Auction.	
Last Date For Payment of 25% of Accepted Highest Bid For Confirmed Successful Bidder (inclusive of EMD) : The payment should be made latest by next working day from the date of bid confirmation.	
Last Date For Payment of Balance 75% of Highest Bid : Within 15 days from the date of Sale Confirmation.	
The Borrower (s)/Co-borrower(s)/Guarantor(s) are hereby put to notice to pay the total outstanding dues before the date of opening of bid failing which the secured assets will be auctioned and balance if any will be recovered with interest and cost from you. This notice should also be considered as 15 days notice to the borrower/Co-borrower/ Guarantor under Rule 8 (6) read with Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002 For detailed terms and conditions of the sale, please refer to the link provided in the secured creditor's website i.e. <a href="https://www.axisbank.com/auction-reail">https://www.axisbank.com/auction-reail</a> . The bid is not transferable.	
Date : 09/09/2025 Place : Pune	

**महाराष्ट्र ग्रामीण बँक**  
**MAHARASHTRA GRAMIN BANK**  
शासकीय मालकीची शेड्युल्ड बँक Scheduled Bank Owned by Government

**DEMAND NOTICE**

Head Office : Plot No.42, Gut No.33 (Part), Golwadi Village, Growth Center, Waluj Mahanagar IV, CIDCO, Chh. Sambhajinagar 431136  
Regional Office : Ch. Sambhajinagar

(Under Section 13(2) of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI ACT) read with Rule 3 (1) of the Security Interest (Enforcement) Rule, 2002)

Whereas, the undersigned being the Authorized Officer / Regional Manager, Maharashtra Gramin Bank, Regional Office, Ch. Sambhajinagar ( Branch : Nachanwel, Tq. Kannad and Samarthnagar, Tq. Dist. Chh. Sambhajinagar) under Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (said Act) in exercises of powers conferred under section 13(2) of the said Act had issued Demand Notices calling upon the following borrower, on the dates mentioned against their respective name to pay the aggregate amounts mentioned in the said Notice together with the interest thereon at contractual rate and incidental expenses costs, charges incurred and to be incurred w.e.f. the dates mentioned against their respective name. The relevant details are as under.

Name, Address of the Borrowers, Loan account number.	Name and Address of the Guarantors	Date of Demand Notice	Outstanding Amount as on the date of issue of demand notice plus interest	Particulars of movable/ immovable property/assets mortgaged/ charged along with boundaries	Name of the Branch
Borrower: Mr. Kalim Suleman Shah At. Po. Nachanwel Ta.Kannad Dist. Chh. Sambhajinagar A/C No. 1)80051744502	1) Mr. Asma Kalim Shah.At. Amdabad Po. Nachanwel, Ta. Kannad Dist. Chh. Sambhajinagar 2) Mr. Rajendra Shamsing Rajput At. Po. Nachanwel, Ta. Kannad, Dist. Chh. Sambhajinagar	Date of Demand notice: 03.07.2025 Date of NPA: 30.06.2025	Rs.13,23,063/- + Unapplied Interest And Other Charges w.e.f 03.07.2025	Mortgage of GP Milkat No. 698, Admeasuring area 1121 Sq. Ft. in the name of Mr. Kalim Suleman Shah situated At Po. Nachanwel Ta. Kannad Dist. Chh. Sambhajinagar	Nachanwel Ta.Kannad Dist. Chh. Sambhajinagar
Borrower: M/s Ritesh Sales and Services Prop: Baburao Ananda Bankar At. Amdabad Po. Nachanwel Ta.Kannad Dist. Chh. Sambhajinagar A/C No. 1)8002896803	1)Mr. Kailas Kisan Khandagale At. Amdabad Po. Nachanwel, Ta. Kannad Dist.Chh. Sambhajinagar 2) Mr. Raju Sandu Pawar At. Amdabad Po. Nachanwel, Ta. Kannad Dist. Chh. Sambhajinagar	Date of Demand notice: 07.07.2025 Date of NPA: 29.06.2025	Rs.9,32,434/- + Unapplied Interest And Other Charges w.e.f 07.07.2025	Mortgage of GP Milkat No.163, Admeasuring area 600 Sq.Ft in the name of Mr. Baburao Ananda Bankar situated At Po. Nachanwel Ta.Kannad Dist.Chh.Sambhajinagar	Nachanwel Ta.Kannad Dist. Chh. Sambhajinagar
Borrower: M/s Vikram Mineral Water Prop: Vikram Vijay Jagtap Jaybhimgar Pragati Colony Town Hall Ghati Road, Chh. Sambhajinagar. A/C No. 1)80027291583	1) Mrs. Kalpana Shankaral Sharma (Nabriya) C-49 N-4 Tirupat Bangalow Cidco, Chh. Sambhajinagar 2)Mr. Ramesh Vishwanath Pawar, 2-1/6J/1, Naralibaug, Chh. Sambhajinagar, 3)Mr. Sanjay Uttamrao Jagtap, House No. 1/8/289 Ghati Road Near Sarkari Vihar, Town Hall, Jay Bhim Nagar Chh. Sambhajinagar	Date of Demand notice: 06.11.2024 Date of NPA: 13.05.2017	Rs.78,36,958/- + Unapplied Interest And Other Charges w.e.f 06.11.2024	Mortgage of Plot No 17 Survey No. 27/3 Navruer Sakhari Grahinram Sanstha Maryadit Bhavsingpura Chh. Sambhajinagar, Admeasuring area 3390 Sq.Ft in the name of Mrs. Kalpana Shankaral Sharma (Nabriya)	Samarthnagar Chhatrapati Sambhajinagar

As the above borrower failed to adhere to the terms of the sanction the account become a irregular and where classified as NPA as per the RBI guidelines. The above borrowers are hereby called upon to pay the said amount with contract rate of interest cost charges etc. thereon from the dates maintained against their respective name within 60 days from the dates of demand notices mentioned against respective name falling which the undersigned may be constrained to initiate action under the said act to enforce the aforesaid Securities. For various reasons this notice could not served on the concerned borrower(s) and guarantor(s) copies of these notices are available with the undersigned. The concerned borrower & guarantor may if they so desire collected said copies from the undersigned on any working day during normal office hours.

**Authorized Officer / Regional Manager**  
Maharashtra Gramin Bank, Regional Office, Ch. Sambhajinagar

**Aadhar Housing Finance Ltd.**  
Corporate Office: Unit No.802, Natraj Rustomjee, Western Express Highway and M.V.Road, Andheri (East), Mumbai-400069  
Sangli Branch: CTS-639/639/1, Shop No.106.1st Floor, Siddhivinayak landmark, Pushparaj Chowk, Near DCC Bank, District - Sangli 416416 (Maharashtra)  
Satara Branch: Survey no. 517/5, Plot No.10, Office No.06, 2nd Floor, Sai Ratna Building, Opposite Mane Hospital, Visava Naka, Satara Korgaon Road, District - Satara - 415002 (Maharashtra)  
Pune Branch: Office No.103, 1st Floor, Arisna Avenue, Chandan Nagar, Kharadi, District Pune- 411014 (Maharashtra)  
Baramati Branch: Shop No. 1 & 2, Ground Floor, Chaitanya Vihar, gat No. 61, Rui, MIDC, Baramati - 413133 (Maharashtra)

**E-AUCTION - SALE NOTICE**

E-Auction Sale Notice for Sale of immovable Properties under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of 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, possession of which has been taken by the Authorised Officer of Aadhar Housing Finance Limited will be sold on "As is where is", "As is what is", and " Whatever there is" with no known encumbrances Particulars of which are given below:

Sl No.	Borrower(s) / Co-Borrower(s)/ Guarantor(s)	Demand Notice Date & Amount	Description of the Immovable property	Reserve Price (RP)	EMD (10% of RP)	Nature of possession
1	(Loan Code No. 15100000078 / Sangli Branch) Pravin Bhupal Bhosale (Borrower), Anrutt Bhupal Bhosale (Co-Borrower)	10-12-2021 & ₹ 7,46,803/-	All That piece and parcel of			

