



ADITYA BIRLA HOUSING FINANCE LIMITED

Registered Office: Indian Rayon Compound, Veraval, Gujarat - 362266

Branch Office: G-Corp Tech Park, 8th floor, Kasar Wadawala, Ghodbunder Road, Thane, MH-400601

DEMAND NOTICE (under Rule 3(1) of Security Interest (Enforcement) Rules, 2002)

SUBSTITUTED SERVICE OF NOTICE U/s.13(2) FOR SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.
Notice is hereby given to the borrowers as mentioned below that since they have defaulted in repayment of the Credit facility availed by them from Aditya Birla Housing Finance Limited (ABHFL), their loan accounts have been classified as Non-Performing Assets in the books of the Company as per RBI guidelines thereto. Thereafter, ABHFL has issued demand notices under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) on the last known addresses of the said borrowers thereby calling upon and demanding from them to repay the entire outstanding amount together with further interest at the contractual rate on the aforesaid amount and incidental expenses, cost, charges etc. as stated in the said demand notices. However, the demand notice is also being served by way of publication, as per Rule 3 of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules):

Sl. No.	Name and Address Borrower/ Co-Borrower and Guarantor / Co-Guarantor A/C No.	NPA Date	Date of Demand Notice	Amount due as per Demand Notice as on Date
1	1. SACHIN MARUTI DEDE Cts No: 315 To 322; Flat No: 2, 2nd Floor; Charu Court, Erandawane; Near Paud Phata Bridge, Sheela Vihar Colony, Pune, Maharashtra- 411038. 2. SACHIN MARUTI DEDE AND COMPANY Cts No 315 To 322, Flat No. 2, 2nd Floor, Charu Court, Erandawane, Near Paud Phata Bridge, Sheela Vihar Colony, Pune, Maharashtra- 411038. 3. POOJA SACHIN DEDE Cts No: 315 To 322, Flat No. 2, 2nd Floor; Charu Court, Erandawane, Near Paud Phata Bridge, Sheela Vihar Colony, Pune, Maharashtra- 411038. 4. SACHIN MARUTI DEDE WING A. Shri Balaji Heights, Sr No. 28/99a, Flat No. 201, Ambegaon, Pune, Maharashtra- 411046. 5. SACHIN MARUTI DEDE AND COMPANY WING A. Shri Balaji Heights, Sr No. 28/99a, Flat No. 201, Ambegaon, Pune, Maharashtra- 411046. 6. POOJA SACHIN DEDE WING A. Shri Balaji Heights, Sr No. 28/99a, Flat No. 201, Ambegaon, Pune, Maharashtra- 411046. 7. SACHIN MARUTI DEDE C/O Sachin Maruti Dede And Company S.N. 65, Tal. Jai Mata Vasath Jhodpadadi, Padmavti, Pune, Maharashtra-411009. 8. SACHIN MARUTI DEDE AND COMPANY S.N. 65, Tal. Jai Mata Vasath Jhodpadadi, Padmavti, Pune, Maharashtra-411009. Loan Account No. LPNPNUHL-12200079856, LPNPNUHL-12200079857	08.01.2024	16.01.2024 Old notice dated 19-Sep-2022 withdrawn. This publication to be treated as effective notice.	Rs. 53,51,793/- (Rupees Fifty Three Lakhs Fifty One Thousand Seven Hundred Ninety Three Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 11.01.2024.
2	1. SANTOSH DNYANOBA GUDEKAR Flat No. 08, 1st Floor, Wing-A, Vighnshakti Heritage Mumbai; Ambegaon BK, Highway S No 108. 20/21b, Near Chintamani Dnyanpeth, Pune, Maharashtra- 411046. 2. NILAM SANTOSH GUDEKAR Flat No. 08, 1st Floor, Wing-A, Vighnshakti Heritage Mumbai; Ambegaon BK, Highway S No 108. 20/21b, Near Chintamani Dnyanpeth, Pune, Maharashtra- 411046. 3. SHREE SAMRTH ENTERPRISES Flat No. 08, 1st Floor, Wing-A, Vighnshakti Heritage Mumbai; Ambegaon BK, Highway S No 108. 20/21b, Near Chintamani Dnyanpeth, Pune, Maharashtra- 411046. 4. SANTOSH DNYANOBA GUDEKAR, Vighnshakti Heritage, Lane No. 03, Chintamani, A Wing, 5th Floor, Flat No. 34, Dnyanpith, Dhankwadi, Pune, Maharashtra-411043. 5. SHREE SAMRTH ENTERPRISES Flat No. 08, 1st Floor, Wing-A, Vighnshakti Heritage, Lane No. 03, Chintamani, A Wing, 5th Floor, Flat No. 34, Dnyanpith, Dhankwadi, Pune, Maharashtra-411043. 6. SHREE SAMRTH ENTERPRISES House No. 2171, Dhoka Galli, Near Deth Temple, Ambegaon Budruk, Puna City, Kothrud, Pune, Maharashtra- 411046. 7. SANTOSH DNYANOBA GUDEKAR, House No. 2171, Dhoka Galli, Near Deth Temple, Ambegaon Budruk, Puna City, Kothrud, Pune, Maharashtra- 411046. 8. NILAM SANTOSH GUDEKAR A-34, Vighnshakti Heritage, 15/202b/8 Chintamani, Dnyanpeth, Ambegaon, A-Wing, Flat No. 34, Ambegaon B., Pune, Maharashtra-411046. 9. SANTOSH DNYANOBA GUDEKAR, C/o Shree Samrth Enterprises S.No. 15/202b/8, Vighnshakti Heritage, A-Wing, Flat No. 34, Ambegaon B., Pune, Maharashtra-411046. 10. SHREE SAMRTH ENTERPRISES S.No. 15/202b/8, Vighnshakti Heritage, A-Wing, Flat No. 34, Ambegaon B., Pune, Maharashtra-411046. Loan Account No. LPNPNUHL-12190062161, LPNPNUHL-12190062164	08.01.2024	18.01.2024 Old notice dated 16-June-2022 withdrawn. This publication to be treated as effective notice.	Rs. 21,60,594.45/- (Rupees Twenty One Lakh Sixty Thousand Five Hundred Ninety Four and Forty Five Paise Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 11.01.2024.

DESCRIPTION OF IMMOVABLE PROPERTY/PROPERTIES MORTGAGED: All That Piece And Parcel Of Flat No. 2 Now Known As Apartment No. 11. On The Second Floor, Total Admeasuring 830 Sq. Ft. Built-Up Area; Situated In The Building Known As "Charu Court". Registration Suf. Dist. Taluka Havell. Dist. Pune. Constructed On Within The Limits Of Punc Municipal Corporation, Bearing C.T.S. No. 315 To 322 B, Admeasuring 547 Sq. Mtrs., Village Erandawane, Taluka Havell, District Pune, Within The Limits Of Punc Municipal Corporation, Pune, Maharashtra- 411038, And, Bounded By: East- 10'-0' Side Margin West- 10' 0'-0' Side North- Staircase South- 30' 0'-0' Wide Road.

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