

**Muthoot Homefin**
Muthoot Homefin (India) Ltd.

CIN - U65922KL2011PLC029231
Corporate Office : Muthoot Homefin (INDIA) Ltd. 19/E, The Ruby, Senapati Bapat Marg, Tulsi Pipe Road, Near Ruparel College, Dadar West, Mumbai - 400028.
Branch Office: Muthoot Homefin (I) Ltd, Bhansali House, 3rd Floor, 1187/61, office no 301, JM Road, Balgandharv Chowk. Shivajinagar, Pune 411005

PUBLIC NOTICE FOR PRIVATE TREATY CUM SALE
Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Muthoot Homefin (India) Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower/s, offers are invited by the undersigned in sealed covers for purchase of immovable property, as described hereunder, which is in the possession, on 'As is Where is Basis', 'As is What is Basis' and 'Whatever is There is Basis', Particulars of which are given below:-

Sr. No.	Borrower(s)/ Co-Borrower(s)/ Guarantor(s) / Loan Account No. / Branch	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price	Earnest Money Deposit (EMD) (10% of RP)
1.	Dnyaneshwar Maruti Dhumal/ Bhagyashri D Dhmal/ 003-00000245 & 003-00039113/ Pune	20-may-2025/ Rs. 25,55,685/- Rupees Twenty Five Lakh Fifty Five Thousand Six Hundred Eighty Five Only & Rs. 1,42,129/- Rupees One Lakh Forty Two Thousand One Hundred Twenty Nine Only	All The Piece And Parcel Of The Property Being Flat No G 2 Admeasuring 800 Sq. Ft. Le 74.34 Sq. Mtrs (built Up) Situated On Ground Floor In Wing B In Building Situated At Chandrangon, Phase 7 At Land Lying Being And Situated At Survey No 15 Hissa No 2 /3 / 4b And 2 /3 / 4b/ 1, Situated At Village Ambegaon Budruk Taluka Haveli District Pune Within The Local Limit Of Zilla Parishad Pune Taluka Panchayat Samiti Haveli Ambegaon Budruk Haveli And Sub Registrar Haveli Nos 1 To 27 Pune The Said Land Bounded As Under On Or Toward East- By Remaining Property Out Of Survey No 15, On Or Toward South- Survey No 15 /1 On Or Toward, West- By Remaining Property Out Of Survey No 15, On Or Toward North- By Remaining Property Out Of Survey No 15	Rs. 20,99,000/- Rupees Twenty Lakh Ninety Nine Thousand Only & Rs. 1,01,000/- Rupees One Lakh One Thousand Only	Rs. 2,09,900/- Rupees Two Lakh Nine Thousand Nine Hundred Only, & Rs. 10,100/- Rupees Two Lakh Nine Thousand Nine Hundred Only, & Rupees Ten Thousand One Hundred Only.

1. The Auction is being held on **"AS IS WHERE IS" AND "AS IS WHAT IS"** basis
2. The detailed terms and conditions of the auction sale are incorporated in the prescribed tender form, available at the above mentioned regional office
3. Last Date of Submission of Sealed Bid/ Offer in the prescribed tender forms along with EMD payable by way of Demand Draft in Favor of 'Muthoot Homefin (India) Ltd.' along with KYC is on **17-Sep-2026 till 04:00 PM** at Regional Office the address mentioned herein above. Tenders that are not filled up completely or tenders received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD.
4. Date of Inspection of the Immovable Property is on **16-Sep-2026 between 01:00 P.M. to 03:00 P.M.**
5. Date of Opening of the Bid/ Offer Auction Date for Property is **18-Sep-2026** at the above mentioned Branch Office address at **01:00 PM**, by the Authorised Officer.
6. The MHIL shall not be responsible for payment of any outstanding statutory notice & Encumbrances / taxes arrears etc. if any and their Responsible to pay the sum would be that of the Successful auction purchase. The Intending bidder should make their own independent inquiries regarding the Encumbrances Title of property & also inspect & satisfy themselves.
7. The Highest bidder shall be subject to approval of MHIL Ltd. Authorised Officer shall Reserve the right to accept all any of the offer / Bid so received without assign any reason whatsoever. His decision shall be final and binding.
8. The Borrower(s)/Guarantor(s) are hereby given **15 DAYS SALE NOTICE** UNDER THE SARFAESI ACT, 2002 to pay the sum mentioned as above before the date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to Muthoot Homefin (India) Ltd, in full, before the date of sale, auction is liable to be set aside.
For further details, contact the Authorised Officer, at the above mentioned Office Address Contact Person-**Pavan Tele- 9420735873**
Date: August 31, 2026 Place: Pune
Sd/- Authorized Officer, Muthoot Homefin (India) Limited

**IKF Home Finance**

Equinox by Phoenix-Tower 3,10th Floor,Diamond Hills, Lumbari Avenue, Raj Durg, Gachibowli, Hyderabad [Telangana - 500081

POSSESSION NOTICE FOR IMMOVABLE PROPERTY [Appendix IV] Rule 8(1)
WHEREAS the undersigned being the Authorized Officer of IKF Home Finance Ltd. (hereinafter referred to as "IKF") under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of the powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice, the borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that the undersigned has Taken Possession of the property described herein below in exercise of powers conferred on me under sub-section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned here in above in particular and the public in general are hereby cautioned not to deal with said property and any dealings with the property will be subject to the charge of "IKF" for an amount as mentioned herein under and interest thereon.

Sr. No.	Name of the Borrower(s) / Guarantor(s) LAN	Description of Secured Assets (Immovable Property)	Demand Notice Date & Amount	Date of Possession
1.	Lan :- LXSLP02725-260017954 1. Mr/Mrs. Babulal Dastgir Mulla 2. Mr/Mrs. Rijavane Babulal Mulla For Sr. No. 1 & 2 :- Khatib Nager, Solapur, Nearby Malkinjani Temple, Solapur, Maharashtra, India-413006	All That Piece And Parcel Of The Plot No.46, North Side Part, Having Area Admeasuring 46.48 Sq.mtrs. Municipal Corporation Mikat No 706862 And Rcc Construction Thereon, Out Of Old Survey No146/2+3b/2, New Survey No.144/2+3b/2, Solapur Survey No.142/3(B/2), Situated At Rebba Nagar, Kasbe Solapur, Taluka-North Solapur, District-Solapur, Within The City Limit Of Solapur Municipal Corporation Solapur and Which is Bounded By East- Land Out Of Plot No.43, South- Land Out Of Plot No.43, West- Road, North- Road	25.05.2026 Rs. 20,87,872/- Twenty Lakh Eighty Seven Thousand Eight Hundred and Seventy Two Only	27.08.2026
2.	Lan :- LXDPD00424-250015944 1. Mr/Mrs. Punam Rajesh Pawar 2. Mr/Mrs. Rajesh Harishchandra Pawar For Sr. No. 1 & 2 :- Uravade, Lavasa Road, Hp Potor Pump Engineer, Workravade, Pune, Maharashtra, India-412115 Also At:- Uravade Gat No 852, Hill Town Flat No 504, Uravade, Pune, Maharashtra-412115	All that piece and parcel of Flat No.504 admeasuring 32.68 Sq.Mts. Carpet on Fifth Floor in the building known as "HILL TOWN", A-Wing along with Balcony admeasuring 3.78 Sq. Mts, Terrace 2.77 Sq.Mts total admeasuring 38.61 Sq.Mts., constructed on land admeasuring 00 H.40 R. i.e., 4000 Sq.mts., lying and being on Gat No.852, situated at Village Uravade, Tal-Mulshi, Dist. Pune, which is the limits of Grampanchayat Uravade Tal-Mulshi, Dist.Pune and within the Jurisdiction of Sub-Registrar Mulshi Pune, and bounded as per sale deed.	25.05.2026 Rs. 15,97,299/- Rupees Fifteen Lakh Ninety Seven Thousand Two Hundred Ninety Nine Only	25.08.2026

Place : Pune, Solapur, Maharashtra
Date : 25.08.2026 / 27.08.2026
Sd/-
Authorized Officer
For IKF Home Finance Limited

**HINDUJA HOUSING FINANCE LIMITED**
Corporate Office at 167-169, 2ND Floor, Little Mount, Saidapet, Chennai – 600015. (Tamil Nadu) E-mail ID: auction@hindujahousingfinance.com

Public Notice For E-Auction Cum Sale (Appendix – IV A) (Rule 9(1) & 8(6))
Sale of Immovable property mortgaged to Hinduja Housing Finance Limited (HHF) Corporate Office at 167-169, 2ND Floor, Little Mount, Saidapet, Chennai – 600015. (Tamil Nadu) and Branch Office at-Branch Office-Hinduja Housing Finance Limited Manikchand Galleria Building, 1st Floor, DIP Bangla Chowk, Towards Senapati Bapat Road, Pune Maharashtra-411016 under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of HHF had taken the Symbolic / Physical Possession of the following property/ies pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts dues, The Sale will be done by the undersigned through e-auction platform provided at the website: <https://www.bankauction.com>

Sr. No.	Borrower(s) / Co-Borrower(s) / Guarantor(s) / Loan Account Number	Description of the Immovable property / Secured Asset	Date of Possession	Reserve Price (RP)
1.	Mr. VASANT CHOPADE (Co-borrower), Mrs. MANISHA CHOPADE (Co-borrower) MH/SLP/AKU/A00000001 Bid Increase Amount Rs. 10,000/- (Rupees Ten Thousand Only)	All that piece & parcel of Residential unit bearing Gat No. 562/1/A/1 total area admeasuring 0 H 81 R 1 out of it western side South portion area admeasuring 0 H 3 R (Grampanchayat House no 3037/1), situated at Village Temburni, Tal. Madha & Dist. Solapur and boundaries are as Towards East: Remaining portion of Gat no 562/1/A/1 Towards West: Road Towards North: Land of Mr. Langote, Towards South: Land of Mr. Chandgude	27-Jan-26 Symbolic Total Outstanding as On Date For Rs. 2348793/- up to 12-01-2025	Rs. 45,33,900/- EMD Rs. 4,53,390/-
2.	Mr. MARUTI PATALE (Borrower), VAISHALI PATALE (Co-borrower) MH/BAR/INDA/A000000018 MH/PNE/BRMT/A000000014 Bid Increase Amount Rs. 10,000/- (Rupees Ten Thousand Only)	All the Piece and parcel of property bearing Gat No. 211 area admeasuring 86.00 Sq. Mtrs. Out of the said land, east south north side 20.00 Sq. Mtrs. alongwith 900 Sq. Ft. RCC construction with 12 sqft wide by road access situated at Mouje Dattnagar (Khandali), Tal. Malshiras, Dist. Solapur. Bounded by :- On the East: Road. On the South: Land & House of Shri. Vitthal Tukaram Patale. On the West: Land & House of Shri. Rajendra Manohar Patale. On the North: Odha	30-01-2026 Symbolic Total Outstanding as On Date For Rs. 1104987/- up to 10-11-2025	EMD Rs. 1,86,720/-
3.	Mr. SHAKIR PATVARKAR (Borrower), Mrs. SHAHNABI PATVARKAR, Mrs. SHAHIN PATVARKAR (Co-borrower) MH/PND/PNDR/A000000022	ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING OF CTS No 3224/A/ADM AREA 25.9 MTR SITUATED AT PANDHARPUR TAL. PANDHARPUR DIST SOLAPUR WITHIN THE LOCAL LIMIT OF PANDHARPUR MUNICIPAL CORPORATION PROPERTY BOUNDED AS FOLLOW EAST-CTS No 3224/C AND ROAD, WEST-CTS No 3166, SOUTH-CTS No 3224,NORTH-CTS No 3224b	29-Jan-26 Symbolic Total Outstanding as On Date For Rs. 977848/- up to 10-01-2025	Rs. 18,63,700/- EMD Rs. 1,86,370/-
4.	Mr. GANGADHAR AHERWADI (Borrower), Mrs. ANITA AHERWADI (Co-borrower) MH/SLP/SLPR/A000000040 Bid Increase Amount Rs. 10,000/- (Rupees Ten Thousand Only)	ALL THAT PIECE AND PARCEL OF PROPERTY BEARING OLD SURVEY NO 175/2 ITS NEW SURVEY NO 19/2 OUT OF THAT PLOT NO 42/2 ADJ 367.25 MTR LE 3951.93 SQ FT ITS MILAKAT NO 540322 SITUATED AT MOJUE KUMATHE TAL NORTH SOLAPUR DIST SOLAPUR PROPERTY AS BOUNDED EAST-PLOT NO 42, SOUTH- ROAD, WEST-PLOT NO 41,NORTH-PLOT NO 43	17-06-2026 Symbolic Total Outstanding as On Date For Rs. 3364334/- up to 26-03-2026	Rs. 59,19,871/- EMD Rs. 5,91,987/-
5.	Mr. VISHAL DAREKAR (Borrower), Mrs. MEENA DAREKAR (Co-borrower) MH/PND/PNDR/A000000023 Bid Increase Amount Rs. 10,000/- (Rupees Ten Thousand Only)	1.All that piece and parcel of the property bearing of C.T.S. No. 165, its Milkat No. 229 ad-measuring area 228.50 sq meters situated at Tembhorni Tal-Madha Dist. Solapur. Within the limits of Grampanchayat Tembhorni boundaries are as: East- C.T.S. No 137 and 168 West- C.T.S. No. 166 and road South- C.T.S. No.163 North C.T.S. No. 166 2.All that piece and parcel of the property bearing of C.T.S. No. 164, its Milkat No. 229 ad-measuring area 8 sq meters out of 16.00 sq meters situated at Tembhorni Tal- Madha Dist- Solapur Within the local limits of Grampanchayat Tembhorni. EAST-CTS No 138, WEST-CTS No 165, SOUTH-CTS No 163,NORTH-CTS No 137	17-06-2026 Symbolic Total Outstanding as On Date For Rs. 3528933/- up to 26-03-2026	Rs. 53,39,805/- EMD Rs. 5,33,980/-
6.	Mr. Nilakshi Paigude (Borrower), Mr. Rajendra Paigude (Co-borrower) MH/PNE/PUNE/A000000060 Bid Increase Amount Rs. 10,000/- (Rupees Ten Thousand Only)	ALL THAT PIECE AND PARCEL OF THE Land bearing Survey No.58. (old survey no 93) flat no 26 in building C 5th floor gladiola Paradise carpet area 739 sq ft Hissa No 14A, admeasuring 32 Aars, Survey No.58, Hissa No. 78/2, admeasuring 3 Aars and Survey No. 58, Hissa No. 78/1, admeasuring 5 Aars, total admeasuring 40 Aars, situated at Mouje Khandwa Budruk Taluka Haveli, District Pune and within the limits of Sub-Registrar Haveli and within the limits of Pune Municipal Corporation and which is bounded as under :- NORTH :- Road and Jagdal samaj mandir, SOUTH :- pune solapur highway and shivrajnagar mangal kanyalay, EAST :- Property of shri khamikar, WEST :- surupavane 58/17B	18-06-2026 Symbolic Total Outstanding as On Date For Rs. 2830287/- up to 26-03-2026	Rs. 62,37,600/- EMD Rs. 6,23,760/-
7.	Mr. KAILASH VILAS JADHAV (Borrower), Mr. VILAS JADHAV, Mrs. KANTABAI VILAS JADHAV (Co-borrower) MH/SLP/SLPR/A000000087 Bid Increase Amount Rs. 10,000/- (Rupees Ten Thousand Only)	All that piece and parcel of Plot No.13, bearing Old gut no.1293 and New Gut no. 1299/2, admeasuring 150 Sq. Mt. and construction thereon admeasuring about 630 Sq. Ft., which is situated at Pankaj Nagar, Barshi Gramin, Tal.Barsi, District Solapur 41401, which is bounded by:- Towards East :- Road Plot No. 14 Towards South Towards West: Remaining land/Property of the said gut no.1299/2 Towards North Plot No.12 property as bounded as follow East, Road, South-plot no 14, West: Remaining Land / Property of the said gut no.1299/2	19-06-2026 Symbolic Total Outstanding as On Date For Rs. 343571/- up to 26-03-2026	Rs. 17,24,640/- EMD Rs. 1,72,464/-
8.	Mr. GANESH WAGH (Borrower), Mr. HARSHAL WAGH, Mrs. SANGITA WAGH (Co-borrower) MH/PNE/PUNE/A000000059 Bid Increase Amount Rs. 10,000/- (Rupees Ten Thousand Only)	ALL THAT PIECE AND PARCEL OF PROPERTY OF LAND ADM ODH ORT ALONG WITH RCC RESIDENTIAL CONSTRUCTION ADM 640 SQ FT BUILT UP AREA CONSTRUCTED ON LAND BEARING SURVEY NO 81 HISSA NO 11 SITUATED AREA AT VILLAGE HADAPSAR TAL. HAVELI DIST PUNE WITHIN LIMIT OF PUNE MUNICIPAL CORPORATION AND WITHIN JURISDICTION OF SUBREGISTR OFFICES 1 TO 28 PUNE IN TALUKA HAVELI PUNE PROPERTY BOUNDED AS FOLLOW EAST PROPERTY OF RAGHUNATH DANGMAL WEST-15 FT ROAD, NORTH-REMAINING AREA,SOUTH-PROPERTY SOLD BY RAGMAL	10-09-2025 Physical Total Outstanding as On Date For Rs. 2133273/- up to 17-06-2025	Rs. 3914500/- EMD Rs. 391450/-
9.	Mr. KALYAN BHOSALE (Borrower), Mrs. ANITA KALYAN BHOSALE (Co-borrower) MH/SLP/SLPR/A000000382 & CO/CP/CP/A000000195 Bid Increase Amount Rs. 10,000/- (Rupees Ten Thousand Only)	All that piece and parcel of property bearing grampanchayat Malmatta No. 1018 having total admeasuring area 2160 Sq.feet, i.e.200.74 Sq.Meter, Out of which RCC Construction 960 sq feet, i.e. 89.21 sqmeter and open space area admeasuring 1115.53 sq.meter, at: Sarkoli, tal. pandharpur dist. Solapur and schedule property is bounded as: East: plot of Mahadev Bhosale, West: plot of Ananda Bhosale, South: Road, North: plot of Baburam Bhosale.	21-10-2024 Physical Total Outstanding as On Date For Rs. 694895/- up to 30/07/2024	Rs. 1231200/- EMD Rs. 123120/-

For further details and queries, contact Authorized Officer, Hinduja Housing Finance Limited: Mr. Rushikesh Ubhale-9823244498, Mr. Vikram Nalawade-9405020251, Mr. Ritesh Gawai-901859221, Mr. GANESH PATIL-9372403099. All terms and condition of the auction will be available on website: <https://www.bankauction.com>.
Place: Pune Date: 31.08.2026
Authorized Officer, Hinduja Housing Finance Ltd.

E-AUCTION SALE NOTICE
EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED
CIN: U67100MH2007PLC174759
Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

E-Auction Notice For Sale Of Immovable Secured Assets Under The Securitisation 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 ("Rules")
The financial facilities of Assignor mentioned herein (hereinafter referred to as "Assignor/Original Lender") have been assigned to Edelweiss Asset Reconstruction Company Limited acting in its capacity as trustee of various trusts mentioned clearly in column provided. Pursuant to the said assignment, EARC stepped into the shoes of the Assignor and exercises its rights as the secured creditor. That EARC, in its capacity as secured creditor, had taken possession of the below mentioned immovable secured assets under 13(4) of SARFAESI Act and Rules there under.
Notice of 15/30 days is hereby given to the public in general and in particular to the Borrower and Guarantor (s) that the below described immovable secured assets mortgaged in favor of the Secured Creditor, the physical possession of which has been taken by the Authorised Officer (AO) of Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis, for recovery of the amounts mentioned herein below due to EARC together with further interest, and other expenses/costs thereon deducted for any money received by EARC from Borrower and Guarantor. The Reserve Price and the Earnest Money Deposit are mentioned below for each property:
DETAILS OF SECURED ASSET PUT FOR AUCTION:

S. No.	Loan Account No/ Name of the Selling Institution	Name of Borrower/ Co-Borrower/Guarantor	Trust name	Total Outstanding Dues in INR as on 27-08-2026	Reserve Price INR	Earnest Money Deposit (EMD) in INR	Date and Time of Auction	Type of Possession
1	453810 /HDB Financial Services Limited,	1.RAJENDRA RAMCHANDRA SONI ("Borrower") 2. Kumud Rajendra Soni (Co-Borrower)	EARC TRUST SC - 375	Rs. 2,06,20,900.90/-	₹ 66,00,000.00/-	₹ 6,60,000.00/-	22-09-2026 at 12:00PM	Physical

Property Description: All That Flat No 20 Admeasuring 930 Sq. Ft (Built Up Area) On 5th Floor Building No. A-8 , Building Known As Kumar Padmalaya Constructed On Sy. No. 160 , Hissa No. 1. D.P Road, Aundh , Pune City : Pune State Maharashtra Pincode 411048 .

IMPORTANT INFORMATION REGARDING AUCTION PROCESS:
1. EMD Demand Drafts (DD) shall be drawn in favor of "EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT" payable at Mumbai
2. EMD Payments made through RTGS shall be to : Name of the Account No. EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT Account No : 000405158602 : Name of the Bank - ICICI BANK, IFSC Code : IFSC ICIC0000004
3. Last Date of Submission of EMD Received 1 day prior to the date of auction
4. Place for Submission of Bids 1st Floor, Edelweiss House, off CST Road, Kalina, Mumbai-400098
5. Place of Auction (Web Site for Auction) E-Auction (<https://auction.edelweissarc.in>)
6. Contact Person with Phone No. Customer care: 1800 266 6540
7. Date & Time of Inspection of the Property As per prior appointment
For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. <https://auction.edelweissarc.in>
Date: 31-08-2026, Place: PUNE
Sd/- Authorized Officer, For Edelweiss Asset Reconstruction Company Limited



PUBLIC NOTICE
Notice is hereby given that, Mr. Aniket Mohan Tapare is the owner of the property which is mentioned in Schedule herein. However the Original Deed of Apartment bearing No. 935/2015 registered in the office of Sub-Registrar Haveli No. 23, Pune dated 24/01/2015 along with its original Index II and original Registration Receipt has been reported lost/misplaced anywhere. Mr. Aniket Mohan Tapare reported the FIR in online portal of the Chhatshbrung Police Station dated 30/08/2026. It is hereby informed that any who finds the above said original Deed of Apartment along Index II and Original Registration Receipt shall submit the same to the address as mentioned below within the period of 7 days from the date of publication of this Notice. It is also hereby informed that any misuse the abovementioned documents will be liable for legal action.
SCHEDULE OF THE PROPERTY:
All that piece and parcel of the property bearing Apartment No. 301, situated on 3rd and 4th floor, Carpet area admeasuring about 1685 Sq. ft. i.e. 156.54 Sq. Mts. Total area admeasuring 2191 Sq. Ft. i.e. 203.54 Sq. Mts. along with one car parking area admeasuring 200 Sq. Ft. i.e. 18.58 Sq. Mtrs. in building name "PRARAMBHI" constructed on Plot No. B-13, out of S. No. 53/7, 54/3, 54/5/1, 94/1, 95, 96/1/2, 96/2, 96/3, 96/4, and 97, situated at Mohan Nagar CHIS Ltd. Baner Pune, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation and also within the jurisdiction of Sub-Registrar Haveli, Pune.
Adv. Chandrakant D. Tilave
Office No. 52, 53, Floor Wing No.3, Rabal Complex, Paul Road, Near Krishna Hospital, Kothrud Pune - 411038
Date: 31/08/2026
Mobile No-9011085702

**KOTAK MAHINDRA BANK LIMITED**
Branch office : 2nd Floor, Admas Plaza, 166/16, CST Road, Koliyev Village, Kunchi Kurve Nagar, Kalina, Santacruz (E), Mumbai - 400098

DEMAND NOTICE
Under Section 13(2) of the Securitization And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 read with Rule 3 (1) of the Security Interest (Enforcement) Rules, 2002. The undersigned is the Authorized Officer of Kotak Mahindra Bank Ltd. (KMBL) under Securitization And Reconstruction Of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorized Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower(s) (the "said Borrower(s)"), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, once again, to the said Borrower(s) to pay to KMBL, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice(s), from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to KMBL by the said Borrower(s) respectively.

Sr. No.	Loan Account No./ Name and Address of the Borrower(s)/ Co-borrower(s)/ Guarantor(s)	Demand Notice Date/Amount and NPA Date
1.	Loan Account No. HF39835898 1. Mr. Krishnananda Narayanao Hegde (Borrower/ Mortgagee) 2. Mrs. Kanchana Krishnananda Hegde (Co-Borrower) Having address at : Flat No. 302, Shrinivas Cross Over County S No. 42, Near Rajyot Town, Wadgaon Khurd Pune City, Pune, Maharashtra, India - 411041, Also At:- Flat No. 102, 1st floor Elite Regency, Plot No. 3 & 4 Near LMD Chowk, Bavdhan, Tal--Haveli, Pune, Maharashtra, India - 411021 Also at: Flat No. 103, 1st floor Elite Regency, Plot No. 3 & 4 Near LMD Chowk, Bavdhan, Tal--Haveli, Pune, Maharashtra, India - 411021	Demand Notice Dated : 12th-Aug-2026 Outstanding Amount : Rs. 1,24,27,504.71 /- (Rupees One crore twenty four lakh twenty seven thousand five hundred four and seventy one paise only) as on 06th-Aug-2026 NPA Date : 09th-December '2025

Description of Secured Asset : Property No. 1: All that piece and parcel of Property Flat No. 102, admeasuring about 31.49 Sq. mtrs (i.e. about 338.90 Sq. Ft) carpet plus adjoining terrace admeasuring about 2.71 Sq. mtrs (i.e. about 29.17 Sq. ft) plus dry terrace admeasuring about 2.47 Sq. mtrs (i.e. about 26.58 Sq.ft) inclusive of balconies situated on the first floor the Building name and styled as "ELITE REGENCY" being constructed on Plot No. 03 and Plot No. 04, Survey No. 22/3/3A situated at village Bavdhan Khurd, Taluka Haveli, District Pune, state within registration District of Pune, Registration Sub-District of Taluka Haveli, within revenue limits of Tahasil Haveli, within limits of Pune Municipal Corporation.
Property No. 2: All that piece and parcel of Property Flat No. 103, admeasuring about 95.56 Sq. mtrs (i.e. about 1028.60 Sq. Ft) carpet plus adjoining terrace admeasuring about 16.31 Sq. mtrs (i.e. about 175.56 Sq. ft) plus dry terrace admeasuring about 3.06 Sq. mtrs (i.e. about 32.93 Sq.ft) inclusive of balconies situated on the first floor the Building name and styled as "ELITE REGENCY" being constructed on Plot No. 03 and Plot No. 04, Survey No. 22/3/3A situated at village Bavdhan Khurd, Taluka Haveli, District Pune, state within registration District of Pune, Registration Sub-District of Taluka Haveli, within revenue limits of Tahasil Haveli, within limits of Pune Municipal Corporation.

If the said Borrowers shall fail to make payment to KMBL as aforesaid, KMBL shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences. The said Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of KMBL. Any person who contravenes or abets contravention of the provisions of the said Act or Rules made there under, shall be liable for imprisonment and/or penalty as provided under the Act.
Place: Pune
Date : 31/08/2026
Sd/- (Authorized Officer),
For Kotak Mahindra Bank Limited

**PHOENIX ARC LIMITED**
REGISTERED OFFICE: 3rd Floor | Wallace Towers (earlier known as Shiv Building) | 139/140B/1 | Crossing of Sahar Road and Western Express Highway | Vile Parle (E), Mumbai - 400 057

POSSESSION NOTICE
Whereas, the Authorized Officer of Phoenix ARC Limited (formerly known as Phoenix ARC Private Limited)(acting as trustee of Phoenix Trust FY20-30)(Phoenix) under the securitization and reconstruction of financial assets and enforcement of security interest act, 2002 and in exercise of the powers conferred under section 13(2) read with rule 3of the security interest (enforcement) rules, 2002 issued demand notices to the borrowers, co-borrowers, guarantors as detailed hereunder, calling upon the respective borrowers, co-borrowers, guarantors to repay the amount mentioned in the said notices within 60 (sixty) days from the date of receipt of the same. The said borrowers, co-borrowers, guarantors having failed to repay the amount, notice is hereby given to the borrowers, co-borrowers, guarantors and public in general that the authorized officer of the company has taken possession of the property described hereunder in exercise of powers conferred on him under section 13(4) of the said act r/w rule 6 of the said rules on the dates mentioned along with the borrowers, co-borrowers, guarantors in particular and public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Phoenix for the amount specified therein with future interest, costs and charges from the respective dates.
Details of the borrowers, co-borrowers, guarantors, properties mortgaged, name of the trust, outstanding dues, demand notices sent under section 13(2) and amounts claimed there under are given as under:

S. No	Name And Address Of The Borrower, Co-Borrower Loan Account No., Loan Amount	Details Of The Securities	1. Demand notice date 2. Date of Symbolic/Physical Possession 3. Amount due in Rs.
1	1. Ashok Ramappa Chawaladi (S/D/W of Ramappa Chawaladi) Kishkindha Nagar, Rambag Colony, . Sr. No. 121/21, Tuljabhavani Mandir, Kothrud, Pune, Pune, Maharashtra, (India)-411038. And Also At: Shri Renuka Gas Service Driver Sr.No.4, Opp.Primary Health Centre, Boisar-Tarapur Road, Tarapur, Thane Thane Maharashtra India 401502 2. Lalita Ashok Chawaladi (S/D/W of Ashok Chawaladi) Kishkindha Nagar, Rambag Colony, . Sr. No. 121/21, Tuljabhavani Mandir, Kothrud, Pune, Pune, Maharashtra, (India)-411038 Loan Account Number: LXPUN00915-16001648 Loan Amount Sanctioned:Rs.5,24,739/- (Rupees Five Lakh Twenty Four Thousand Seven Hundred & Thirty Nine Only)	All That Piece And Parcel Of Mortgaged Property Of Flat No 301, 3Rd Floor, Yogi Villa Apt Urban Nagar shivane haveni Market 411023 Haveli pune maharashtra india	1) Demand Notice Date 13-12-2017 2)Date of Physical Possession-25-08-2026 3) Amount due in Rs.68,021 (Rupees Six Lac Eight Thousand One Hundred Twenty One Only) Due And Payable As of 13-12-2017 With Applicable Interest From 14-12-2017 Until Payment In Full.
2	1. Vishal Vijay Chintalwar (S/D/W of Vijay Chintalwar) Flat No. 3, Shikshadhara Co- Op Hsg. Soc., B/1 Haveli Gundavara, Walhekarwadi, Chinchwad, Pune, Maharashtra, (India)-411033 And Also At: Swadist Haveli No 142 Walhekar Wadigrudwara, Nr.Vaishnavi Devi Mandirchinchwad, Haveli, Pune pune Maharashtra India411033. 2. Vijaya Vijay Chintalwar (S/D/W of Vijay Chintalwar) Flat No. 1/3, Shivshidhara Hsg. Soc. B/1 Hakudi, Gundwara, Walhekarwadi, Chinchwad, Pune, Pune, Maharashtra, (India)-411033 Loan Account Number: LXPIM00315-160022037 Loan Amount Sanctioned:Rs.14,36,420/- (Rupees Fourteen Lakh Thirty Six Thousand Four Hundred & Twenty Only)	All That Piece And Parcel Of Mortgaged Property Of Plot No 13 Ranka Phase 1, Midc Road, Katavi, Maval P. D.Y. Patil Collage 411001 Pune Maharashtra	1) Demand Notice Date 24-03-2018 2)Date of Physical Possession-27-08-2026 3) Amount due in Rs.15,03,897 (Rupees Fifteen Lakh Three Thousand Eight Hundred & Ninety Seven Only) Due And Payable As of 24-03-2018 With Applicable Interest From 25-03-2018 Until Payment In Full.
3	1. Sachin Shanksingh Pardeshi (S/D/W of Shanksingh Pardeshi) Ap- Koregaon Bhima, Tal- Shirur Dist- Pune Pune, Maharashtra, (India)-412216 And Also At: Sagar Mobitel Shoppe Grampanchayat Koregaon Bhima Tal- Shirur Pune Pune Maharashtra India 412216 2. Sagar Shankar Pardeshi (S/D/W of Shankar Pardeshi) Ap- Koreghaon Bhima, Tal- Shirur Dist- Pune, Pune, Maharashtra, (India)-412216 Loan Account Number: LXPUN00316-170036514 Loan Amount Sanctioned:Rs.14,85,845/- (Rupees Fourteen Lakh Eighty Five Thousand Eight Hundred & Forty Five Only)	All That Piece And Parcel Of Mortgaged Property Of Plot No-15,16,23,24 Survey No.355, Brown Gold, At-Pandharpurwadi, Nr.Wasunde Road Tal- Daund Pune 413801	1) Demand Notice Date 08-02-2018 2)Date of Physical Possession-28-08-2026 3) Amount due in Rs.15,01,105 (Rupees Fifteen Lakh Fifty One Thousand One Hundred & Fifty Only) Due And Payable As of 08-02-2018 With Applicable Interest From 09-02-2018 Until Payment In Full.
4	1. Kiran Ramesh Thevarkar (S/D/W of Ramesh Thevarkar) Gat No 1126 Sadguru Krupa Flat No 301, Wagholi, Pune Pune, Maharashtra, (India)-412207 And Also At: Suryakiran Enterprises, H No 9459 Kesnand Road Property No 610054 Wagholi Pune Maharashtra India 412307. 2. Ramesh Kiran Thevarkar (S/D/W of Kiran Thevarkar) Gat No 1126 Sadguru Krupa Flat No 301, Wagholi, Pune Pune, Maharashtra, (India)-412207 Loan Account Number: LXPUN00316-170046878 Loan Amount Sanctioned:Rs.8,51,081/- (Rupees Eight Lakh Fifty One Thousand & Eighty One Only)	All That Piece And Parcel Of Mortgaged Property Of Plot No-69 & 70 Brown Gold Gat No-355, At Pandharewadi Tal.Daund Dist. Pune 413801	1) Demand Notice Date 09-02-2018 2)Date of Physical Possession-28-08-2026 3) Amount due in Rs.8,71,096 (Rupees Eight Lakh Seventy One Thousand & Ninety Six Only) Due And Payable As of 09-02-2018 With Applicable Interest From 10-02-2018 Until Payment In Full.
5	1. Dilip Prallhad Jagdale (S/D/W of Prallhad Jagdale) A/ P Shindawane Near Jagtap Building Pune Pune Maharashtra (India)-412202 And Also At: Gaurudatta Motors&Automobile Gat No 593/6 Uralnikanchan Haveli Pune Pune Maharashtra India 412202 2. Archana Dilip Jagdale (S/D/W of Dilip Jagdale) A/ P Sh		