SHUBHAM HOUSING DEVELOPMENT FINANCE CO. LTD.

Corporate Office : 425, Udyog Vihar Phase IV, Gurgaon-122015 (Haryana)
Ph.: 0124-4212530/31/32, E-Mail : customercare@shubham.co Website : www.shubham.co

DEMAND NOTICE

Notice U/S 13(2) of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (hereinafter called 'ACT')

It is to bring to your notice that your loan account has been declared as NPA by secured creditor **Shubham Housing Development Finance Company Limited** having its registered office at 608 - 609, 6th Floor, Block – C Ansal Imperial Tower, Community Center, Naraina Vihar, New Delhi - 110028 (hereinafter called 'SHDFCL) and you are liable to pay total outstanding against your loan to SHDFCL. You are also liable to pay future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc. Therefore, we hereby call upon you to discharge in full your liabilities to SHDFCL within **60 days** from the date of this notice failing which SHDFCL will be empowered to exercise the power under Section 13(4) of the ACT. The details of borrowers and secured assets are as under: -

S. No.	Loan No./ Borrower(s) Name	Applicant Address	Demand Notice Date & Amount	Secured Asset
1	Loan No.: OSAT2512000005126290 & OSAT2007000005028561 Jagan Mangu Waskale, Suman Jagan Waskale	Flat No 8 Second Floor Janai Malai, Residency, New MIDC Satara, Maharashtra 415004	12-06-2026 & ₹ 4,66,489/- & ₹ 5,68,926/-	Flat No. 8 , 1st Floor Janai Malai Residency, R S No. 283 1+2 Mouje Kodoli Tal & Dist. Satara, Maharashtra 415002 **Area -** 418 Sq.Ft. **Boundaries:** East - Flat No. 05 , West - Building Margin & Road, North - Building Margin, South - Passage & Flat No.07
2	Loan No.: 0PUN2310000005070939 Girish Madhukar Hire, Radha Madhukar Hire	Sr No.36 Hissa No.5 1 1 Flat No.202 2nd Floor, Krutika Residency Ambegaon BK Pune,M.H.-411046	12-06-2026 & ₹ 5,08,145/-	Flat No 202 , 2nd Floor Krutika Residency Survey No. 36 Hissa No 5 /1 /1 Ambegaon Budruk Tal Haveli & Dist. Pune, Maharashtra - 411046 **Area-** 540 Sq.Ft **Boundaries:** East - Property of Bhumkar, West - Flat No.203, North - Staircase, South - Road

Place : Gurgaon **Authorised Officer**
Date : 09.07.2026 **Shubham Housing Development Finance Company Limited**

BAJAJ HOUSING FINANCE LIMITED

Corporate Office: Cerebrum It Park B2 Building 5th Floor, Kalyani Nagar, Pune, Maharashtra 411014, **Branch Office:** 1st Floor, Shree Ramkrishna Hotel, Post Chowk, Barshi - 413401

POSSESSION NOTICE

U/s 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002.Rule 8-(1) of the Security Interest (Enforcement) Rules 2002.(Appendix-IV)

Whereas, the undersigned being the Authorized Officer of M/s BAJAJ HOUSING FINANCE LIMITED (BHFL) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notice(s) to Borrower(s) /Co Borrower(s)/ Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The Borrower(s) /Co Borrower(s)/ Guarantor(s) having failed to repay the amount, notice is hereby given to the Borrower(s) /Co Borrower(s)/ Guarantor(s) and the public in general that the undersigned on behalf of M/s Bajaj Housing Finance Limited, has taken over the possession of the property described herein below in exercise of the powers conferred on him under Section 13(4) of the said Act read with Rule 8-(1) of the said rules. The Borrower(s) /Co Borrower(s)/ Guarantor(s) in particular and the public in general are hereby cautioned not to deal with the below said property and any dealings with the said property will be subject to the first charge of BHFL for the amount(s) as mentioned herein under with future interest thereon.

Name of the Borrower(s)/Guarantor(s) (LAN No, Name of Branch)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Date of Possession
Branch : BARSHI (LAN No. H529HLD1295985 1. OMKAR RUDRAKUMAR CHOPADE(Borrower) At: Datta Peth At Post Karmala, Karmala, Solapur, Karamala, Maharashtra – 413203 **Also At:** Ghar No. 447 And 448, Flat No.,305, Third Floor, Naeem Enclave, Dagadi, Road, At.-karmala , Tal.- Karmala , Dist Solapur. Pin. 413203 **2. SHALAN RUDRAKUMAR CHOPADE (Co-Borrower) At:** Datta Peth At Post Karmala, Karmala, Solapur, Karamala,Maharashtra - 413203	All That Piece And Parcel Of The Non-agricultural Property Described As: C.s.no. 339 , Ghar No. 447 And 448, Flat No. , 305 , Third Floor , Naeem Enclave , Dagadi , Road, At.- Karmala , Tal.- Karmala , Dist Solapur. Pin. 413203	16th Apr 2026 of Rs. 30,41,800/- (Rupees Thirty Lakh Forty One Thousand Eight Hundred Only)	04.07.2026

Symbolic Possession Date: 04.07.2026 Place : SOLAPUR **Authorized Officer Bajaj Housing Finance Limited**

PUBLIC NOTICE

Notice is hereby given to the general public, all concerned persons, institutions, banks, financial institutions, and any person claiming any right, title, interest, claim, charge, encumbrance, possession, lien, or objection of whatsoever nature in respect of the property described in the Schedule hereinbelow, that **Late Mrs. Lata Ramesh Hawaldar alias Pushpalata Ramesh Hawaldar,** the existing owner of the said property, expired on **16.02.2008.**

It is stated that, after the demise of Late Mrs. Lata Ramesh Hawaldar alias Pushpalata Ramesh Hawaldar, no lawful legal heirs have survived her. Our client claims to be the lawful legal heir(s) of the said deceased under the applicable laws of succession and is taking appropriate legal steps to obtain lawful ownership, title, and possession of the said property.

Therefore, if any person, institution, bank, financial institution, or any other entity has any right, title, interest, claim, charge, mortgage, encumbrance, agreement, possession, lien, or objection of any nature whatsoever in respect of the property described in the Schedule below, such person or entity is hereby called upon to submit the same in writing, together with supporting documentary evidence, to the undersigned within **15 (Fifteen) days** from the date of publication of this Public Notice.

If no claim or objection is received within the aforesaid period, it shall be presumed that no person has any right, title, interest, or claim whatsoever in respect of the said property, and our client shall proceed with the necessary legal proceedings in accordance with law. Any claim or objection received thereafter shall not be entertained.

SCHEDULE OF PROPERTY

Property: All that piece and parcel of property bearing **Survey No. 51,** situated at **Village Nangargaon, Taluka Maval, District Pune,** admeasuring **34.90 Gunthas,** as recorded in the Property Card.

This Public Notice is published for the information of the general public and all concerned.

Pune **Adv. Farukh S. Mulani**
Date:10/07/2026 Address: 299, Dattawadi, Pune 411030
Contact: 9545447029

BANK OF MAHARASHTRA

Satara Zone
Zonal Office, "Jeevan Tara", LIC Building,
Opp. Collector Office, Satara – 415 001
Ph: 02162-299493, E-mail: legal_sat@bankofmaharashtra.bank.in

POSSESSION NOTICE [Appendix IV under the Act – rule- 8(1)]

Whereas the undersigned being Authorized Officer of the **Bank of Maharashtra** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act - 2002 and in exercise of powers conferred under Section 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated as mentioned below calling upon the following Borrowers to repay the amount mentioned in schedule along with further interest and charges within 60 days from the date of the said Notice.The Borrowers having failed to repay the amount, Notice is hereby given to the Borrowers and the Public in general that the undersigned has **taken Possession** of the properties described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with rule 8 of the said rules on the dates mentioned in the schedule hereunder. The Borrowers in particular and the 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 the **Bank of Maharashtra** for outstanding amount and further interest and expenses thereon mentioned in the schedule 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.

This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

Sr. No.	Branch Name & Name & Address of Borrowers and Guarantors	Outstanding Amount in Rs.	Date of Demand Notice / Date & Type of Possession
1	**Branch : Taradgaon Borrowers: Mrs Sayali Tushar Phadtare, Co-Borrower: Mr Tushar Malhari Phadtare**	Rs. 19,43,609/- (Rupees Nineteen Lakhs Forty Three Thousand Six Hundred Nine Only) plus interest at applicable rates plus costs, charges, and expenses	06/04/2026 / 07/07/2026 (Symbolic)
	The details of the Immovable properties mortgaged to the Bank and taken possession by the Bank are as follows: Primary Security - Registered Mortgage of Property in the name of Mrs Sayali Tushar Phadtare & Mr. Tushar Malhari Phadtare All those pieces and parcel of the property with Sr No-614/b N.A Plot No-57,Adm. 1.68 Sq.Mtr (1807.68 sq.ft) and construction Bunglow Ground Floor - 85.65 sq.mtr and First Floor -31.08 sq.mt Total Built Up areas 116.73 sq.mtr (1256.01 sq.ft) at Khamgaon Post Sakharwadi Tal Phaltan Dist Satara Maharashtra-415521, within local limits of At G.P Khamgaon Tal Phaltan and registered in the name of Mrs Sayali Tushar Phadtare & Mr Tushar Malhari Phadtare Property Bounded by **Boundaries of the Property (Plot)** Toward to **East:** By Plot No.-52, Toward to **South:** By 9 MT Wide Road, Toward to **West:** By Plot No.-56, Toward to **North:** Sr. No.-297. **NA Area of the plot is 168Sq Meter. CERSAI ID: 200076693241**	
2	**Branch : Vaduj Borrower: M/s Akash Enterprises Prop. Mr. Akash Balasaheb Godse, Co-Borrower : Mrs. Rutuja Akash Godse**	Rs. 2,07,06,298.59 (Rupees Two Crores Seven Lakh Six Thousand Two Hundred Ninety Eight and Paise Fifty Nine Only) plus further interest at applicable rates plus costs, charges and expenses	21/04/2026 / 07/07/2026 (Symbolic)
	The details of the Immovable properties mortgaged to the Bank and taken possession by the Bank are as follows: A residential Flat/ apartment No. 204 consisting of 5 rooms, admeasuring 124.45 sq. mts(carpet) i.e. 161.78 sq. mts.(built up) on the second floor, along with terrace adm 0sq.mts. and parking adm. 11.15 sq.mts of the buildng Rutugandh in the Rutugandh Apartments Project, /Society constructed on all piece and parcel of land admeasuring 1524.24 sq.mts. and bearing S.No./Gat no./CTS No.1315 at Baramati, Tal. Baramati, Dist, Pune and within the jurisdiction of the Sub Registrar Class 2 Office, Baramati-2 And **Bounded** as On or towards the **North:** Duct, On or towards the **East:** Margin Space, On or towards the **West:** Duct & Lobby, On or towards the **South:** Margin Space. **CERSAI ID : 200068554148**	

Date : 07/07/2026, **Chief Manager & Authorised Officer,**
Place : Satara, Baramati **Bank of Maharashtra, Satara Zone**

BANK OF INDIA

HADAPSAR BRANCH
Post Box No. 1, Hadapsar Industrial Estate,
Hadapsar, Pune-411 013
Tel – 020-26870254 / 26822888

DEMAND NOTICE

Notice Under Section 13(2) Of The Securitisation And Reconstruction of Financial Assets And Enforcement Of Security Interest Act 2002. (SARFAESI Act.)

We, the Bank of India have issued Demand Notice under Sec. 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 through our Branch and me as the Authorised Officer. The contents of the same are interalia the defaults committed by you in the payment of outstanding amount including principal interest and other charges etc.

Further with reasons, we believe that you are avoiding the service of said Demand Notice issued under the Act. As the Notices sent to you by post, had been returned back to us/ denied to recieve, we are now constrained to make this publication of demand notice, as required u/s 13(2) of said Act. the Rule 3 of the Security Interest (Enforcement) Rules, 2002. You are hereby called upon to pay Bank of India, within a period of 60 days from the date of publication of this Demand Notice with the aforesaid amount alongwith further interest, cost, incidental expenses, charges etc. failing which, we Bank of India will take necessary action under the provisions of Sec. 13(4) of sale thereof. Further, you are prohibited u/s 13(13) of the said Act from transferring either by way of sale/lease etc. and encumber in any other way, the aforesaid secured assets. Please note further demand notice will be issued. With the Publication of this notice, it will be understood that you have received this notice. **The outstanding dues are mentioned here-in-below:**

Name & Add. of Borrower & Guarantor	Description of Property	Demand Notice Date	Amount Due As per Notice
Borrower/Mortgagor - M/s Akshay Industries Prop. Sampat Bhagwan Ghorpade 1) Office Address: Gat No. 357/16/3 and 357/17/2, Near Vijay Fab, Waghjainagar, Kharabwadi, Chakan, Tal-Khed, Pune-410501. **2) Unit Address:** Gat No. 357/16/3 and 357/17/2, Near Vijay Fab, Waghjainagar, Kharabwadi,Chakan, Tal-Khed, Pune-410501. **Guarantor(s)- Mr. Akash Sampatrao Ghorpade Address:** Row House No. 101, Renuka, Sector No.1 Indrayani nagar, Bhosari, Pune - 411039. **Guarantor(s)-Mortgagors Mrs. Ranjana Devi Maratha Address:** Row House No. 01,Sector No.03,Plot No. 72/3, PCNTDA, Indrayani nagar, Bhosari, Pune, 411039.	1) Hypothecation of Stock of sheet metal press parts and Auto components etc lying at Gat No. 357/16/3 and 357/17/2, Near Vijay Fab, Waghjainagar, kharabwadi, Chakan, Tal-Khed, Pune-410501 2) EQM of the Property Flat No. 302, 3rd Flr, Bldg."B",L Square B Co-Op Hsg Soc Ltd, Mouje-Moshi, Pune-412105 In the name of Mrs. Ranjana Devi Maratha **Bounded By: East:** By Internal Road and Flat No. 301 **South:**By Internal Road **West:** By Flat No. 303 **North:** By Lift & Staircase	20.06.2026	1,65,66,916.17 as on 20.06.2026 + Int & Other Exp.
This notice is undelivered to the guarantor only.			

Dated : 20-06-2026 **Authorised Officer**

PUBLIC NOTICE

Notice is hereby given to the public at large that the property more particularly described in the Schedule hereunder originally belonged to **Late Girish Sudhakar Karhadkar. After his demise, his legal heirs,** namely: -

1. **Mrs. Shraddha Girish Karhadkar (Wife)**
2. **Ms. Kalpita Girish Karhadkar (Daughter)**
3. **Mr. Sarvesh Girish Karhadkar (Son)**

Have agreed to sell the said property to our client and negotiations in respect thereof are presently in progress.

The above legal heirs have represented and assured our client that the said property is free from all encumbrances, liens, charges, mortgages, claims, litigation, acquisition proceedings, attachments and that they possess a clear and marketable title to the said property.

Therefore, any person, institution, bank, financial institution or any other party claiming any right, title, interest, share, claim, lien, mortgage, charge, lease, tenancy, easement, inheritance, succession, possession or any other right whatsoever in respect of the said property is hereby called upon to submit such claim, together with documentary evidence, to the undersigned within **10 (Ten) days** from the date of publication of this notice.

If no objection or claim is received within the stipulated period, it shall be presumed that no person has any right, title or interest in the said property and/or that any such claim has been waived or abandoned. Thereafter, our client shall proceed with the transaction without any further reference, and any claim raised subsequently shall not be entertained.

SCHEDULE OF THE PROPERTY

All that piece and parcel of the property situated within the limits of **Mouje Wakad, Taluka Mulshi, District Pune,** within the jurisdiction of the Sub-Registrar Haveli and also within the limits of the **Pimpri Chinchwad Municipal Corporation, bearing Survey No. 207/2/1/5, 207/2/1, 207/2+1/4A/1 corresponding to City Survey Nos. 1413 (Part), 1459 (Part), 1455 and 1456 (Part),** together with **Flat No. 103, on the First Floor, in Nisarg City–1 Apartment Condominium, Wing A, admeasuring 902 Sq. Ft. (83.79 Sq. Mtrs.),** together with Terrace admeasuring **83 Sq. Ft. (7.71 Sq. Mtrs.),** and **Parking Space No. A-1,** along with **0.83% undivided share and interest** in the land appurtenant thereto.

Date: 09/07/2026
Pune **Adv. Namdev S. Surwase**
Office No. 202, Sham Height,
Juna Jakat Naka, Chinchwad, Pune - 411033.

PUBLIC NOTICE

Notice is hereby given to the public at large that the property more particularly described in the Schedule hereunder originally belonged to **Late Girish Sudhakar Karhadkar. Upon his demise, his legal heirs,** namely:

1. **Mrs. Shraddha Girish Karhadkar (Wife)**
2. **Ms. Kalpita Girish Karhadkar (Daughter)**
3. **Mr. Sarvesh Girish Karhadkar (Son)**

Have agreed to sell the said property to our client and negotiations in respect thereof are presently in progress.

The above legal heirs have represented and assured our client that the said property is free from all encumbrances, liens, charges, mortgages, claims, litigation, attachments and all other defects in title, and that they have a clear, marketable and transferable title to the said property.

Therefore, if any person, bank, financial institution, company, authority or any other person has or claims any right, title, interest, share, claim, demand, lien, charge, mortgage, lease, tenancy, easement, inheritance, succession, possession, agreement for sale, gift, attachment, acquisition or any other right whatsoever in respect of the said property, such person is hereby called upon to intimate the undersigned in writing, together with original supporting documents, **within 10 (Ten) days** from the date of publication of this notice.

Failing which, it shall be presumed that no person has any right, title, interest or claim in respect of the said property and/or that any such claim, if any, has been knowingly waived or abandoned. Thereafter, our client shall complete the proposed transaction without any further reference to such person, and no claim or objection raised thereafter shall be entertained.

SCHEDULE OF THE PROPERTY

All that piece and parcel of the property situated at **Mouje Wakad, Taluka Mulshi, District Pune,** within the jurisdiction of the Sub-Registrar, Haveli, and also within the limits of the **Pimpri Chinchwad Municipal Corporation,** bearing **Survey Nos. 207/2/1/5, 207/2/1, 207/2+1/4A/1, corresponding to City Survey Nos. 1413 (Part), 1459 (Part), 1455 and 1456 (Part),** together with **Flat No. 104,** situated on the **First Floor, in Wing "A" of Nisarg City-1 Apartment Condominium,** admeasuring **981 Sq. Ft. (91.37 Sq. Mtrs.),** together with **Terrace admeasuring 422 Sq. Ft. (39.20 Sq. Mtrs.),** and **Parking Space No. A-09, admeasuring 100 Sq. Ft. (9.29 Sq. Mtrs.),** together with **0.90% undivided share and interest** in the land appurtenant thereto.

Place: Pune
Date: 08/07/2026 **Adv. Namdev S. Surwase**
Office No. 202, Sham Height,
Juna Jakat Naka, Chinchwad, Pune - 411033.

CFM Asset Reconstruction Private Limited

Corporate Office: 1st Floor, Wakefield House, Sprott Road, Ballard East, Mumbai - 400038

POSSESSION NOTICE

APPENDIX IV **(For immovable property)** **READ WITH RULE 8 (1)**

WHEREAS, The undersigned being the Authorized Officer of CFM Asset Reconstruction Private Limited (Acting in its capacity as trustee of CFMARC TRUST - 196) 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), 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. Further, The Sarvagram Fincare Private Limited, has assigned all its rights, title and interest of the entire outstanding debt of above loan account along with underlying securities in favor of CFM Asset Reconstruction Private Limited vide a Registered Assignment Agreement dated 04.11.2025 entered between The Sarvagram Fincare Private Limited and CFM Asset Reconstruction Private Limited under the provisions of Section 5 of SARFAESI Act 2002.

The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned has taken **Symbolic possession** of the property described herein above in exercise of powers conferred on him under Section 13 (4) of the said Act read with Rule 8 of the said rules on the date as mentioned above in "Date of Possession" Column. The Details of the Parties along with Mortgaged Property Possession taken by the Bank, is given below :-

Name of Customer (Borrower(s) / Co-Borrower(s) and Guarantor(s) / Partners / Mortgagor(s)	Demand Notice Date and Amount in Rs.	Date Of Possession
Mahesh Kashinath Patil (Borrower), **Kashinath Ramu Patil** (Co-Borrower), **Kalpna Kashinath Patil** (Co-Borrower), **Loan Account No. : BLSEC00003670**	Demand Notice Date : **06-02-2026 Rs. 7,75,296/-** (Rupees Seven Lakh Seventy Five Thousand Two Hundred Ninety Six Only) as on 16-01-2026	04.07.2026
MORTGAGED_PROPERTY : All that Piece and Parcel of GPM No. 52/2 Area: Sq. Ft. 7276.96.00 (676.30 Sq. Mtr) and Construction House Property Area: Sq. Ft. 778.78 (72.38 Sq. Mtr) Tal: Ajara, Dist: Kolhapur, Maharashtra – 416505 which is bounded as under. Four boundaries:- On or towards East- Property of Kashinath Ramu Patil, GPM No. 52/2, On or towards West- Property of Sonali Bharat Patil, GPM No. 52/2/A, On or towards South- Property of Yashwant Balu Patil, GPM No. 51/1/2, On or towards North- Grampanchayat Road		
Renuka Santosh Mane (Borrower), **Santosh Shankar Mane** (Co-Borrower), **Loan Account No. : HLSEC00000931**	Demand Notice Date : **20-02-2026 Rs. 4,96,854/-** (Rupees Four Lakh Ninety Six Thousand Eight Hundred Fifty Four Only) as on 30-01-2026	04.07.2026
MORTGAGED_PROPERTY : All that Piece and Parcel of House its Grampanchayat House Milkat no. 475, Area 48.10 Sq. Mtr, at Survey No. 13, Open Plot, At Marul Haveli Tal - Patan Dist - Satara its City which is bounded as under. Four boundaries:- On or towards East- Property of Vasant Pandurang Patil, On or towards West- Property Of Madhukar Ganpati Hirve and Narayan, On or towards South- Property Of Baburao Shripati More, On or towards North- Property of Shankar Ramchandra Jadhav		
Sachin Sham Kambale (Borrower), **Sham Keru Kambale** (Co-Borrower), **Sangita Sham Kamble** (Co-Borrower), **Loan Account No. : FLSEC00008528**	Demand Notice Date : **15-01-2026 Rs. 8,13,460/-** (Rupees Eight Lakh Thirteen Thousand Four Hundred Sixty Only) as on 22-12-2025	09.07.2026
MORTGAGED_PROPERTY : All that Piece and Parcel of CTS No. 552 admeasuring 179.70 along with construction thereon bearing Grampanchayat Milkat No. 552/1 admeasuring 1188 sq. ft. i.e. 110.40 sq. mtr. situated at village Rahu, Tal: Daund, Dist: Pune which is bounded as under. Four boundaries:- On or towards East- Grampanchayat Milkat No. 556, On or towards West- Grampanchayat Road & Yours Milkat, On or towards South- Grampanchayat Road & Land, On or towards North- Grampanchayat Milkat No.551		
Urmila Sachin Mohite (Borrower), **Sachin Bhagwan Mohite** (Co-Borrower), **Loan Account No. : FLSEC00007243**	Demand Notice Date : **06-02-2026 Rs. 8,07,363/-** (Rupees Eight Lakh Seven Thousand Three Hundred Sixty Three Only) as on 16-01-2026	04.07.2026
MORTGAGED_PROPERTY : All that Piece and Parcel of Property bearing Grampanchayat Milkat No. 520 situated at Bahule, Taluka – Patan, Dist – Satara, having north-facing residential house constructed in bricks, sand, cement, tin roof, built having first floor (Length 35 × Width 25) with toilet, its total area 875 Sq. Ft., its which is bounded as under. Four boundaries:- On or towards East- Property of Sachin Bhagvan Mohite, On or towards West- Common Road, On or towards South- Property of Pralhad Dinkar Thorat, On or towards North- Property of Prashant Ashok Pawar		
Vinayak C Dhavale (Borrower), **Mangal Chandrakant Dhavale** (Co-Borrower), **Loan Account No. : FLSEC00005528**	Demand Notice Date : **10-02-2026 Rs. 4,90,919/-** (Rupees Four Lakh Ninety Thousand Nine Hundred Nineteen Only) as on 30-01-2026	04.07.2026
MORTGAGED_PROPERTY : All that Piece and Parcel of Its. Gm. Milkat No. 673 House area 630 sq.(35*18), Grampanchayat property no. 673 situated at village Bahule, Tal - Patan, Dist - Satara. which is bounded as under. Four boundaries: - On or towards East- Property of Popatrao Maruti Dhavale. On or towards West- Property of Shivaji Yashwant Panaskar. On or towards South- Road, On or towards North- Property of Prakash Ramchandra Pawar.		
Somnath Gopal Davari (Borrower), **Rohini Somnath Davari** (Co-Borrower), **Loan Account No. : BLSEC00003772**	Demand Notice Date : **24-02-2026 Rs. 3,13,481/-** (Rupees Three Lakh Thirteen Thousand Four Hundred Eighty One Only) as on 30-01-2026	04.07.2026
MORTGAGED_PROPERTY : All that Piece and Parcel of GPM NO – 136/2 Area Sq.Ft. 250.00 (23.23 sq. Mtr) with Construction House Property, Area Sq.Ft. 250.00 (23.23 sq. Mtr) which is bounded as under. Four boundaries: - On Or Towards East- Property Of Kurshaba Raoji Ingavale, On Or Towards West- Property Of Subhash Appa Davari, On Or Towards South- Property Of Dinkar Gurav, On Or Towards North- Road		

The Borrowers mentioned herein above in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to charge of **CFM Asset Reconstruction Private Limited,** for an amount as mention in this notice, along with interest at contractual rate, incidental expenses, costs and charges, etc. due w.e.f. the very next date of the status of outstanding amount date showing in the above mention details, till the date of full repayment and / or realization. Further the borrower's attention invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets.

Please note description of properties is as mentioned above.

Date : 10.07.2026 **Authorised Officer, CFM Asset Reconstruction Private Limited**
Place : PUNE **(Acting in its capacity as trustee of CFMARC TRUST - 196)**

KOKAN MERCANTILE CO-OP BANK LIMITED Multi State Bank Since 1973

Registered Office : 1st Floor, Harbour Crest, Mazgaon T.T, Mumbai 400010. | Phone : 23723753, 23729969, 23729970, 23729971, 23734202, 23734311. Fax : 23748589 | W : www.kokanbank.net

SALE NOTICE

Notice is hereby given to the public in general and to the Borrower, Co-borrower, Mortgagor & Sureties in particular by the Authorised Officer that the under mentioned property mortgaged to Kokan Mercantile Co-operative Bank Limited has taken physical possession on 23.04.2026 under the provision of Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 will be sold by tender cum public auction as mentioned below for recovery of secured debt amounting to Rs.11,35,739.64 (Eleven Lacs Thirty Five Thousand Seven Hundred Thirty Nine and paise sixty four only) as on 09.07.2026 towards loan account no.8069/7032 of Tisekar Mubin Anwar and further interest @ 11% p.a. as detailed below :

The property will be sold without furniture and fixtures on "as is where is and as is what is" basis/condition.

Sr. No.	Name	Description of property	Status of the property	Reserve Price	E.M.D. (in Rs.)	Inspection date and time	Sale date and time
1. 2. 3. 4.	Loan A/C. No.8069/7032 - Mazgaon Reay Road Branch Mr.Mubin Anwar Tisekar – Borrower & Mortgagor. Mrs.Tabassum Mubin Tisekar – Co- Borrower & Mortgagor. Mr.Abdul Rehman Abdul Kondkar -Surety Mr.Khurshid Ahmed Mohd Raza - Surety	Flat no.606, adm. 208 sq.ft (carpet + balcony 11 sq.ft) 6th floor building no.A-6, Xrbia Ambi in village Ambi, Tal.Maval, District Pune, gut no.236, 39, 40,339 XRBIA, Ambi with registration district Pune and sub registration District Maval.	Physical possession with the bank.	Rs.9,55,000/-	Rs.95,500/-	13.08.2026 from 11a.m. to 4.00 p.m.	21.08.2026 at 11 a.m.

Intending buyers may inspect the property on the date and time as mentioned above.

The particulars in respect of the immoveable secured property specified hereinabove have been stated to the best of the information and knowledge of the undersigned who shall however not be responsible for any error ,misstatement or omission in the said particulars. Terms and Conditions of public auction :-

1) Sale is strictly subject to the terms and conditions mentioned hereunder.
2) The property will be sold without furniture and fixture on "As is where is and "As is what is" condition.
3) The property under auction can be inspected on the date & time specified above. For any queries with regards to the inspection of property or submission of tenders,kindly contact the Authorised Officer –Kokan Mercantile Co-op Bank Ltd, 1st floor Harbour Crest, Mazgaon T.T., Mumbai –400010. Phone : 9820547700/9833657955.
4) The interested buyers may send their offers for the above property in a sealed cover along with the Demand Draft of earnest money, deposit (EMD) at the Office of the Authorised Officer , Kokan Mer.Co-opBank Limited, 1st floor Harbour Crest Mazgaon, T,.T,Mumbai –400010,.on or before 18.08.2026 .The sealed cover will be opened by the Authorised Officer at 1st floor, Harbour Crest,Mazgaon,Mumbai –400010 in the presence of available intending bidders, Borrower, Co-borrower, Mortgagor & Sureties on 21.08.2026 at 11 a.m. the time of sale.
5) Offers or conditional offers that are not filled up or offers not accompanied by the EMD or offers received after the above date and time prescribed herein will not be considered/treated as valid offers and accordingly shall be rejected. The earnest money deposit shall not carry any interest.
6) Along with offer document, the interested intending bidder shall also attach a copy of the KYC Document (Pan Card, & Address Proof).
7) In no eventuality the property would be sold below the reserve price.
8) property shall be sold to the highest bidder/offerer subject to acceptance of the bid by the secured creditor i.e. Kokan Mer.Co-op Bank Ltd. However the undersigned has the absolute discretion to allow inter –se-bidding if deemed necessary which will take place at the said place, date and time.
9) The Auction/Inter Se Biddings will also take place at the same place when the intending bidder may remain present and submit their offers directly and revise their offers upwards.
10) All dues and outgoings i.e. Municipal Taxes, Maintenance /Society Charges, Electricity and water taxes or any other dues including all overdue in respect of the said property shall be paid by the successful bidder/purchaser.
11) The successful bidder/purchaser shall have to pay 25% of the purchase amount (after adjusting the E.M.D. already paid) immediately within 2 working days from the acceptance of the offer by the Authorised Officer in respect of the sale failing which the earnest money deposit will be forfeited.
12) The balance 75% of the Sale price shall have to be paid within 15 days of conveying the confirmation of the sale to the successful Purchaser by the Authorised Officer .In the event of the default in payment of the balance 75% of the sale price or any part thereof within the prescribed period, the amount deposited shall be forfeited and the secured creditor will be at liberty to sell the property once again and the defaulting Purchaser shall forfeit all claims to the property or to any part of the sum already paid towards the purchase thereof.
13) Sale is subjected to confirmation by the Secured Creditor.
14) The immoveable property described herein above shall remain and be at the sole risk of the successful purchaser in all respects including loss or damage by fire or theft or other accidents and other risk from the date of the confirmation of the sale by the undersigned Authorised Officer. The successful bidder shall not be entitled to annul the sale on any ground of whatsoever nature.
15) Any Statutory & Other dues payable including society dues if any and dues on the property shall be borne by the Purchaser and all expenses relating to Stamp Duty, Registration Charges, Transfer charges and any other expenses and charges in respect of the registration of the Sale Certificate for the above referred property shall be borne by the successful bidder.
16) No persons other than the Intending bidders/offerers themselves or their duly Authorised representative shall be allowed to participate in the auction/sale proceedings.
17) The sale will be conducted as per the provisions and rules of Securitisation and Reconstruction Of Financial Assets and Enforcement of Security Interest Act 2002

STATUTORY 30 DAYS SALE NOTICE UNDER rule 8 (6) OF SARFAESI ACT 2002

The borrower co-borrower, mortgagor and sureties are hereby notified to pay the aforesaid sum outstanding up to date and ancillary expenses from 30 days from today failing which the property will be put up for sale/sold and balance dues if any will be recovered with interest and cost

Place : Thane **Authorised Officer**
Date : 10.07.2026 **s/d**
Kokan Mer.Co-op Bank Limited

TENDER NOTICE

The Chinchwad Devsthan Trust, PTR No. A-591/Pune, Application No 3/2022, u/s section 36 (1)(a) of the Maharashtra Public Trust Act, 1950

Notice is hereby given to the public at large that Chinchwad Devsthan Trust, a Public Trust registered under the Maharashtra Public Trust Act 1950, at PTR No A-591/Pune owns the property bearing property Gat No. 880 totally admeasuring 1 Hector 06 R, and property bearing Gat No. 1182 is totally admeasuring 1 Hector 91 R situated at Mouje Chikhali, Taluka Haveli, District Pune. The said property is subject matter of the public notice, is more particularly described in Schedule written hereunder. The Chinchwad Devsthan Trust through its Board of trustees meeting have decided to sell the said property on "As is where is basis" subject to the permission of the Hon'ble Joint Charity Commissioner, Pune, and accordingly has preferred an application under section 36 (1)(a) of the Maharashtra Public Trust Act, 1950 seeking permission to sale the same, bearing Application No. 03/2022. The Hon'ble Joint Charity Commissioner, Pune is pleased to direct to issue tender-notice inviting tenders / bids from interested persons who desire to purchase the said property or objections if any. The bidders are required to submit the bid specifying the amount of purchase price in the same to the Hon'ble Joint Charity Commissioner, Pune.

The bidder should mention the total purchase-price which he is ready to offer and the bid should be accompanied by the earnest-money of 30-percent of the total bid price as quoted payable by demand-draft. The demand-draft of earnest money should be drawn in the name of the Chinchwad Devsthan Trust and must be deposited in the office of the Joint Charity Commissioner Pune along with the tender-documents in sealed envelope, within 30 days from publication of this notice. The tenders should be submitted along with the demand-draft of the earnest-money, in a sealed envelope only. Tender and objection received after this period (30 days) will not be considered. The tenders so received shall be opened before the Hon'ble Joint Charity Commissioner, Pune and the decision of the Joint Charity Commissioner, Pune regarding the same shall be final and binding.

SCHEDULE OF PROPERTY - "SCHEDULE-A" All that piece and parcel of the land bearing Gat No. 880 totally admeasuring 1 Hector 06 R situated at Mouje Chikhli, Taluka Haveli, District Pune within local limits of Pune Municipal Corporation. On or towards East: the property of Gat No 713 On or towards West: the property of Gat No 885 On or towards South: the property of Gat No 879 On or towards North: Lake. Together with all the hereditaments, appetences and easementary rights attached thereto.

"SCHEDULE - B" All that piece and parcel of the land bearing Gat No. 1182 totally admeasuring 1 Hector 91 R situated at Mouje Chikhli, Taluka Haveli, District Pune within local limits of Pune Municipal Corporation. On or towards East: the property of Gat No 1181, On or towards West: the property of Gat No 1183, On or towards South: the property of Gat No 1179, On or towards North: the property of Gat No 1631, Together with all the hereditaments, appetences and easementary rights attached thereto.

Inspector P.T.R.O. Pune (Stamp) Superintendent (Judicial) Joint Charity Commissioner Pune at Pune