यूको बैंक UCO BANK

(A Govt. of India Undertaking)

PIMPRI BRANCH

Pune Mumbai Road, Near Pimpri Post Office, Kharalwadi, Pimpri, Pune-411018, Phone : 020-27420489, E-Mail : pimmee@ucobank.co.in

[Rule – 8(1)
POSSESSION NOTICE (for immovable property)

Whereas:
The undersigned being the Authorized officer of the **UCO Bank, PIMPRI Branch** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No. 54 of 2002) and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a **Demand/Recall Notice dated 05/05/2026** calling upon the **borrowers Mr. Swapnil Sopan Karke, Mrs. Sapna Swapnil Karke and Mr. Sopan Chandu Karke** to repay the amount mentioned in the notice being **Rs. 28,61,201.39 (Rupees Twenty Eight lakhs Sixty One thousand Two hundred one and thirty nine paisa only) as on 30/06/2026 (Inclusive of interest up to 30/06/2026)** plus future interest and penalties within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on him under Sub-section 4 of section 13 of the Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 **on this 21st day of July of the year 2026.**

The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **UCO Bank for an amount of Rs. 28,61,201.39 (Rupees Twenty Eight lakhs Sixty One thousand Two hundred one and thirty nine paisa only) as on 30/06/2026 (inclusive of interest up to 30/06/2026) plus future interest and penalties and interest & incidental charges thereon.**

DESCRIPTION OF THE IMMOVABLE PROPERTY

All the piece & parcel of land bearing **SR no 63 part 2A** admeasuring about **150 Sq Mtrs** and residential construction standing thereon situated at **village Nagargaon,** Tal: Vadgaon, Maval, Pune, Dist: Pune which is within the local limits of Sub Registrar Vadgaon Maval, Pune and within the limits of Zilla Parishad Pune and and Panchayat Samiti Vadgaon Maval, Pune and **bounded** as follows:- **East :** By the property of Shri Sathe out of Survey no 63/2A, **West :** By the property of Shri Mahadik out of Survey no 63/24, **South :** By Road, **North :** By open space.

Place: Pune **(Authorised Officer)**
Date : 21.07.2026 **UCO Bank**

TATA CAPITAL LIMITED

Regd. Office - Tower A, 11th Floor, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400 013
Branch Address: Office No. 1 & 2, 1st Floor, FC Annex, Shirole Road, Bhamburda, Opp. FC College, Shivajinagar, Pune-411005.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

(Under Rule 8(6) R/W Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

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

LOAN ACCOUNT NO. TCFLA0282000011805002: Mr. SUKUMAR BAPUSO KAGWADE

This is to inform that **Tata Capital Ltd. (TCL)** is a non-banking finance company and incorporated under the provisions of the Companies Act, 1956 and having its registered office at Peninsula Business Park, Tower A, 11th Floor, Ganpatrao Kadam Marg, Lower Parel, Mumbai- 400013 and a branch office amongst other places at **Pune, Maharashtra** ("Branch"). That vide Orders dated 24.11.2023, the National Company Law Tribunal (NCLT) Mumbai has duly sanctioned the Scheme of Arrangement between Tata Capital Financial Services Limited ("TCFSL") and Tata Cleantech Capital Limited ("TCCL") as transferors and Tata Capital Limited ("TCL") as transferee under the provisions of Sections 230 to 232 read with Section 66 and other applicable provisions of the Companies Act, 2013 ("said Scheme"). In terms thereof, TCFSL and TCCL (Transferor Companies) along with its undertaking have merged with TCL, as a going concern, together with all the properties, assets, rights, benefits, interest, duties, obligations, liabilities, contracts, agreements, securities etc. w.e.f. 01.01.2024. In pursuance of the said Order and the Scheme, all the facility documents executed by TCFSL and all outstanding in respect thereof stood transferred to Applicant Company and thus the TCL is entitled to claim the same from the [Borrowers/Co-Borrowers] in terms thereof.

Notice is hereby given to the public in general and in particular to the below Borrower/Co- Borrower that the below described immovable property mortgaged to **Tata Capital Limited (Secured Creditor/TCL),** the Possession of which has been taken by the Authorised Officer of Tata Capital Limited (Secured Creditor), will be sold on **18th Day of August, 2026 "As is where is basis" & "As is what is and whatever there is & without recourse basis".**

Whereas the sale of secured asset is to be made to recover the secured debt and whereas there was due of a sum of **Rs.33,13,231/- (Rupees Thirty Three Lakh(s) Thirteen Thousand Two Hundred Thirty One Only) as on 23-Jul-2026 vide Loan Account bearing No. TCFLA0282000011805002 from Borrowers & Co-Borrowers/Guarantors, i.e., (1) Mr. Sukumar Bapuso Kagwade; (2) Mrs. Smita Sukumar Kagwade, both 1 & 2 Resi at:** Flat No.11, Building -E, Stilt 2nd Floor, Saraswati Developers, Saraswati Co-op Hsg. Society, Saraswati Nagar, Behind Yasholaxmi, Kabnoor, Ichhalkaranji, Dist; Kolhapur - 416115; **(3) M/s. Samrudhi Auto, Through its Proprietor, Sukumar B. Kagwade having add at:** C.S No. 24843, Ward No. 20/46, Bhone Mal, Ichalkaranji, Dist: Kolhapur - 416115.

Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said property shall be sold by E- Auction at **2.00 P.M.** on the said **18th Day of August, 2026** by TCL., having its branch office at **Office No. 1 & 2, 1st Floor, FC Annex, Shirole Road, Bhamburda, Opp. FC College, Shivajinagar, Pune-411005.**

The sealed E- Auction for the purchase of the property along with EMD Demand Draft shall be received by the Authorized Officer of the **TATA CAPITAL LIMITED** till **5.00 P.M.** on the said **17th Day of August, 2026.**

Description of Secured Asset	Type of Possession Constructive/ Physical	Reserve Price (Rs)	Earnest Money EMD (Rs)
All that Piece and parcel of Property bearing Flat No. E-11, built-up area admeasuring 88.63 Sq. Mtrs., situated on Stilt 2nd Floor of the Building No. E "Saraswati Nagar" constructed on the land of Bearing Gat No. 81, area admeasuring 0.82 R out of that N.A. Plot No. 3 area 1772.92 Sq. mtrs. at Mouje Kabnoor, within the jurisdiction of Sub-registrar Ichalkaranji, Tal: Hatkanangale, Dist: Kolhapur which is bounded as under: On or towards To the East: By Flat No.12; On or towards To the West: By Garden; On or towards To the North: By Side Margin; On or towards To the South: By Staircase; Above Terrace below Flat No.8	Physical	Rs. 24,00,000/- (Rupees Twenty Four Lakh(s) Only)	Rs. 2,40,000/- (Rupees Two Lakh(s) Forty Thousand Only)

The description of the property that will be put up for sale is in the Schedule. Movable articles/House hold inventory if any lying inside and within secured asset as described above shall not be available for sale along with secured asset until and unless specifically described in auction sale notice. The sale will also be stopped if, amount due as aforesaid, interest and costs (including the cost of the sale) are tendered to the 'Authorized Officer' or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid. At the sale, the public generally is invited to submit their tender personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the rules/conditions prescribed under the SARFAESI Act, 2002. The E-auction will take place through portal **https://BidDeal.in** on **18th Day of August, 2026** between **2.00 PM to 3.00 PM** with unlimited extension of 10 minutes each. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the **"TATA CAPITAL LIMITED"** payable at **Pune.** Inspection of the property may be done on **07th Day of August, 2026** between **11.00 AM to 5.00 PM.**

Note: The intending bidders may contact to Tata Capital Limited at Mobile No. +91-8691005238 / Authorized Officer Mr. Somnath Bamne; Email id- Somnath.Bamne@tatacapital.com and Mobile No.- +91- 9860797877.

For detailed terms and conditions of the Sale, please refer to the link provided in secured creditor's website, i.e., **http://www.tatacapital.com/content/dam/tcl/04th-E-Auction-Newspaper-Publication-Sukumar-Kagawade-TCFLA0282000011805002.pdf**

Place: Pune, Maharashtra **Sd/- Authorized Officer**
Date : 25-07-2026 **Tata Capital Limited**

MOVE ahead with

EXPRESS Careers

Every Monday & Thursday in

Financial Express, *The Indian EXPRESS* & **LOKSATTA**

For Advtg. details contact: 67241000

E-AUCTION SALE NOTICE

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED

CIN: U67100MH2007PLC174759

Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

E-Auction Sale 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 22-07-2026	Reserve Price INR	Earnest Money Deposit (EMD) in INR	Date and Time of Auction	Type of Possession
1	'633559576' ,'634330777'/ HDFC Bank Ltd	1.Momin Afroz Isa ("Borrower") 2.Mrs Momin Sakina Afroz(" Co- Borrower")	EARC TRUST -SC 469	Rs.18,69,907.94/-& 43,584.15/-	₹ 17,60,000/-	₹,1,76,000 /-	27-08-2026 at 12:00:00 PM	Physical

Property Description- "Flat No. F-2,1st Floor, "Heramb Residency/', CTS No.168,169/A. 169/1, village MangalwarPeth, Satara City, District Satara, Saleable area admeasuring42.75 sq.mt (i.e. 460 sq.ft) or thereabouts"

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.**	Toll free no – 18002666540 Website - https://auction.edelweissarc.in/
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: 25-07-2026, Place: MAHARASHTRA **Sd/- Authorized Officer, For Edelweiss Asset Reconstruction Company Limited**

Edelweiss Asset Reconstruction

POSSESSION NOTICE

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED

CIN: U67100MH2007PLC174759

Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

APPENDIX IV [rule-8(1)] POSSESSION NOTICE (for Immovable property)

Whereas, the Authorized Officer of the Secured Creditor mentioned herein, under the Securitisation 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 the Security Interest (Enforcement) Rules, 2002 issued a demand notice as mentioned below calling upon the borrower(s) to repay the amount mentioned in the notice within 60 days from-the date of receipt of the said notice.

Thereafter, Assignor mentioned herein, has assigned the financial assets to **Edelweiss Asset Reconstruction Company Limited** also as its own/acting in its capacity as trustee of Trust mentioned hereunder (hereinafter referred as "EARC"). Pursuant to the assignment agreements, under Sec.5 of SARFAESI Act, 2002, **EARC** has stepped into the shoes of the Assignor and all the rights, title and interests of Assignor with respect to the financial assets along with underlying security interests, guarantees, pledges have vested in **EARC** in respect of the financial assistance availed by the Borrower and EARC exercises all its rights as the secured creditor.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned being the Authorised Officer of **Edelweiss Asset Reconstruction Company Limited** has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement) Rules, 2002 on the date mentioned against each property.

Sl No	Name of Assignor	Name of Trust	Loan Account Number	Borrower Name & Co-Borrower(s) Name	Amount & Date of Demand Notice	Date of Possession	Possession Status
1.	Edelweiss Housing Finance Limited	EARC TRUST SC- 417	LPUN-STL0000052 264	1.Yogesh Kantilal Bhalerao ("Borrower") 2.Kantilal Dnyaneshwar Bhalerao ("Co-Borrower") 3.Shobha Kantilal Bhaleroa ("Co-Borrower")	06-02-2023 & Rs.29,06,573.23/-	21.07.2026	Physical Possession
Description Of The Property: All that part and parcel of property bearing Flat No. 15 admeasuring 604 Square Ft area along with Terrace admeasuring 77 Sq.ft on the 4th Floor,along with covered car parking admeasuring 90 sq.ft in wing "C" the Building named as 'B U BHANDARI SKYLINE PWT NO 66 CO-OPERATIVE HOUSING SOCIETY LIMITED', constructed on Land Bearing Sr no 80/1/1A/1,80/1/1A,74F1/1A,74/1/18 & 74/1/1 Situated at Dighi Taluka Haveli District Pune- 411015 **Bounded as-** East: By open area, West: By Flat no 14 of wing C and Terrace, North: By wing A, South: By Staircase and beyond that flat no 16 of wing C Location -S no 74 (Part) & 80 (Part), Dighi on Pune Alandi road ,North of Dighi Gaothan.							
2.	L & T Housing Finance Limited	EARC TRUST SC- 396	PUNHL17000 361, PUNH L17000417	1. Mr. Pradip Saudagar Chincholikar ("Borrower") 2. Mr. Pravin Saudagar Chincholikar ("Co-Borrower") 3. Mrs. Varsharani Pradip Chincholikar ("Co-Borrower")	21.20.2022 & Rs.45,54,527.48	21.07.2026	Physical Possession
Description Of The Property: All That Part And Parcel Of Property Bearing Flat Bearing No. 606 On 6th Floor, In The Building Known As "Giriraj Heights" Constructed On Survey No.4, Hissa No.L/Lb, Plot No.21 To 27, 82/1/1 Admeasuring 2218 Sq. Mtrs. Situated At Village Dighi, Tal-Haveli, Dist-Pune-411015. **The Boundaries As Follows: -** East: Property Of Giriraj Developers, South: Plot No.34 & Plot N0.35, West: Road, North: Road.							
3.	Edelweiss Housing Finance Limited	EARC TRUST SC- 451	LPUN-STL00000544 56	1.Vijay Dattatray Taware ("Borrower") 2.Vidya Vijay Taware ("Co-Borrower")	16.12.2021 & Rs.26,53,898.11/-	23.07.2026	Physical Possession
Description Of The Property: All that part and parcel of property bearing Flat No. 16 admeasuring 567 Square Ft area i.e. 52.67 Sq.mtr and Flat No. 17 admeasuring 323 Square Ft area i.e.30 Sq.mtr on the Third Floor, in the Building named as 'PUJA CO-OPERATIVE HOUSING SOCIETY LIMITED', constructed on Land admeasuring 00H 03R out of Land Bearing Sr no 62/1B/2B/6A/2/1 Situated at Vadgoan Budruk Taluka Haveli District Pune- 411041 **Flat no 16 Bounded as-** East: Building Space, West: Lobby, North: Duct, South: Duct **Flat no 17 Bounded as-** East: Building Space, West: Lobby, North :Duct, South: Duct.							
4.	HDB Financial Services Limited	EARC TRUST SC-483	4653127	1.VISHWA AKSHAY VII KARKHANA("Borrower") 2. HANUMANT NAMDEO KUMBHAR ("Co-Borrower") 3. VANITA HANUMANT KUMBHAR ("Co-Borrower")	25-09-2024 & Rs.12,47,093.88 /-	24.07.2026	Physical Possession
Description Of The Property: PROPERTY 1- All that piece and parcel of Flat No. A2-06 out of Wing 02. in the building Type A, area admeasuring 51.11 Sq. mtrs. i.e. 550 Sq. ft. built-up area, bearing its carpet area 34.80 Sq. mtrs., on 2nd Floor in building name & styled as "Chavan Eco Village", Constructed upon Survey No. 206/1/B area admeasuring 11200 Sq. Mtrs. situated at village Baramati & within the limit of expanded area of Municipal Council Baramati, Taluka Baramati, District Pune. **Bounded as under:** East: Lift , South: Flat No. A2-05, West: Margin Space, North: Flat No. A3-05.							

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. The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Edelweiss Asset Reconstruction Company Limited** for the amount mentioned below and interest thereon.

Place: PUNE **Sd/- Authorized Officer**
Date: 25.07.2026 **Edelweiss Asset Reconstruction Company Limited**

Edelweiss Asset Reconstruction

बैंक ऑफ महाराष्ट्र Bank of Maharashtra

भारत सरकार का उद्यम
एक परिवार एक बैंक

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 : Tarale** **Borrowers: - Shri. Bistappa Gundu Kerkar**	Rs.20,66,931.00 (Rupees Twenty Lakhs Sixty Six Thousand Nine Hundred Thirty One Only) plus further interest at applicable rates plus costs, charges and expenses etc	**07/11/2022** / **21/07/2026 (Physical)**
	The details of the Immovable properties mortgaged to the Bank and taken possession by the Bank are as follows: All the piece and parcels of residential property with construction and fixtures there being and lying at Khindwadi, Tal and Dist Satara situated at Gat No. / Survey No. 8/6/4, Yogesh Residency , Stilt Floor, Flat No. 102 admeasuring 59.29 Sq. Mtrs **Bounded** by: - **North :** Open Space, **South** :Staircase and Flat No. 13, **East :** Open space, **West :** Flat No. 101		
2	**Branch : Krishnanagar** **Borrowers : Mrs. Shubhada Basappa Kore and Mr. Basappa Baburao Kore**	Rs. 23,31,905.00 (Rupees Twenty-Three Lakh Thirty One Thousand Nine Hundred Five only) Plus further Interest at applicable rates, costs, charges and expenses etc	**13/05/2026** / **21/07/2026 (Symbolic)**
3	**Branch : Krishnanagar** **Borrowers : M/s. R. K. Trading Company Proprietorship firm – Prop. Mrs. Shubhada Basappa Kore the Guarantor/s: - Mr. Basappa Baburao Kore**	Rs. 25,80,302/- (Rupees Twenty-Five Lakhs Eighty Thousand Three Hundred Two only) Plus further Interest at applicable rates, costs, charges and expenses etc	**13/05/2026** / **21/07/2026 (Symbolic)**
	The details of the Immovable properties mortgaged to the Bank and taken possession by the Bank for Sr. No. 2 & 3 : All the piece and parcels of land and property situated at CTS No.591,591/1 & 592 Shaniwar Peth,Om Heights Dist Satara 415002 flat No. T-2 adm 673.90 sq feet & Flat No.T-3 adm 536.30 sq feet situated at 3rd floor,Satara. **Cersai ID : 200080566829, 200080575853**		
4	**Branch : Koregaon** **Borrowers : - Mr. Shaharukh Dilawar Shaikh**	Rs. 18,46,571/- (Rupees Eighteen Lakhs Forty Six Thousand Five hundred Seventy One only) Plus further Interest at applicable rates, costs, charges and expenses etc	**14/05/2026** / **21/07/2026 (Symbolic)**
	The details of the Immovable properties mortgaged to the Bank and taken possession by the Bank are as follows: Primary- All that pieces and parcel of land and property at Flat / Apartment No. T – 2, consisting of 3 rooms admeasuring 60.40 Sq. Mtrs. on 3rd floor along with terrace in the "Deeplaxmi Complex Apartments", CTS No. 3B, Old CTS No. 3 & 4, Ramacha Got, Satara – 415 002 being totally admeasuring 60.40 Sq. Mtrs. in City Survey No. 3B, situate at Ramacha Got, within local limits of Satara and in the Registration Sub Registrar District Satara and Registration District Satara and **Bounded** as: - On or Towards **North:** CTS No. 5, On or Towards **South:** CTS No.3 and thereafter CTS No. 2 On or Towards **East:** Odha, On or Towards **West:** Road CERSAI ID :200075761485		

Direction	Flat No. T2	Flat No. T3
On or Towards North	Wall	Flat No.T2
On or Towards East	Road	Road
On or Towards West	Flat No.T-1	Flat No.T-4
On or Towards South	Flat No.T-3	Wall

Date : 21/07/2026, **Chief Manager & Authorised Officer,**
Place : Satara **Bank of Maharashtra, Satara Zone**

KIFS HOUSING FINANCE LIMITED

Registered Office: 6th Floor, KIFS Corporate House, Beside Hotel Planet Landmark, Near Ashok Vatika, BRTS, ISKON - Ambli Road, Bodakdev, Ambli, Ahmedabad, Gujarat - 380054.
Corporate Office: C-902, Lotus Park, Graham Firth Compound, Western Express Highway, Goregaon (East), Mumbai - 400063, Maharashtra, India, Ph.No.: +91 22 61796400, E-mail: contact@kifshousing.com
Website: www.kifshousing.com **CIN : U65922GJ2015PLC085079 RBI COR: DOR-00145**

Appendix IV Symbolic Possession Notice (For Immovable Property)

Whereas, the undersigned being the authorized officer of Kifs Housing Finance Limited (KHFL) under the Secritisation and Reconstruction of Financial Assests and Enforcement of Security Interest Act 2002 and in exercise of power conferred under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) issued by Authorized Officer of the Company to the 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 having failed to repay the amount, notice here by given to the Borrower(s) / Guarantor(s) and the public in general that the undersigned has taken possession of the property described here in below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. The Borrowers attention is invited to provision of sub-section (8) of section13 of the Act, in respect of time available, to redeem the secured assets. The Borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the change of KIFS for an amount as mentioned herein under with the interest thereon

Sr. No.	Name of Borrowers /Guarantors & Date of NPA	Demand Notice/Date Amt.Outstanding / Branch LAN	Detail of Secured Assets:	Possession Notice Date / Type
1	1. Rajkumar Bhima Pethe (Applicant) 2. Vimal Bhima Pethe (Co-Applicant 1) NPA: April 10, 2026	Demand Notice Date: May 14, 2026 O/s.: Rs.1235106/- Branch / LAN : WAGHOLI / 37544 / LNHEWAG018194	Residential House. G+2 Floor, Gat No 616,plot No 30, Dhanlaxmi Park, Near Hisar Dairy, Haveli Pune, Kadamwakwasti, Pune, Maharashtra- 412201, **Boundaries as Per Sale Deed: East:** Adj. Open Plot No.30 Part, **West:** Adj. Open Plot No.31, **North:** Adj. Open Plot, **South:** Road. **As Per Site: East:** Adj. Open Plot No.30 Part, **West:** Adj. Open Plot No.31, **North:** Adj. Open Plot, **South:** Road.	Symbolic July 20, 2026
2	1. Akshay Avinash Khule (Applicant) 2. Rukimini Avinash Khule (Co-Applicant 1) NPA: April 10, 2026	Demand Notice Date: May 14, 2026 O/s.: Rs.1145213/- Branch / LAN : SOLAPUR / 27840 / LNHESOL016464	Grampanchayat Milkat No.66/1, At Village Shirdhon, Post Wakhari Tal -Pandharpur, Dist- Solapur, Maharashtra 413304. **Boundaries as Per Sale Deed: East:** Own land, **West:** Road, **North:** Laxman Vhargar, **South:** Sampat Patil. **As Per Site: East:** Own land, **West:** Road, **North:** Laxman Vhargar, **South:** Sampat Patil.	Symbolic July 20, 2026

SATUTORY NOTICE TO BORROWERS/GUARANTOS

Borrower(s)/Guarantor's are hereby put to caution that the property may be sold at any time herein after by way of public auction/tenders and as such this may also be treated as a notice under Rule 6, 8 & 9 of Security (interest) Enforcement Rules, 2002. The detailed inventory and Panchnama could not be recorded due to obstructions as such property has been photographed.

Date : 25.07.2026 **Sd/- Authorised Officer**
Place : Solapur, Maharashtra **KIFS Housing Finance Ltd.**

VISTAAR FINANCE — Vistaar Financial Services Private Limited

Registered Office at Plot No.59 & 60-23, 22nd Cross, 29th Main, BTM Layout Stage 2, Bengaluru– 560076
Branch Office: CTS No 515, Sangli - Miraj Road, Opp New Church, Sangli , PIN – 416416, Maharashtra

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower / Co-Borrower/ Mortgagor (s)/Guarantor(s) that the below described immovable properties mortgaged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of Vistaar Financial Services Private Limited under the SARFAESI Act 2002 and in exercise of powers conferred under section 13(12) read with Rules 8 and 9 of the security interest (Enforcement) Rule pursuant to notice under section 13(2) of the SARFAESI Act 2002.

The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 10-08-2026 through E-Auction.

It is hereby informed to General public that we are going to conduct public through E-Auction platform provided at the website: https://sarfaesi.auctiontiger.net

1 Name of borrower, co- borrower, Mortgagor 2. Account No	Descriptions of the property/Properties	A) Demand Notice Date- B) Possession date C) Outstanding Balance as per Demand Notice	1.Reserve Price, 2. Earnest Money Deposit (EMD) 3.Bid Incremental Amount	1. Date and Time of E-Auction
1. Mr/Mrs. NIKHIL KUNDLIK SALUNKHE 2. Mr/Mrs. TEJASHREE NIKHIL SALUNKHE 3. Mr/Mrs. TEJASHREE NIKHIL SALUNKHE Account No. 0039SBML01307	**All the piece and parcel of the immoveable property admeasuring an extent of 8.33 Sq. Mtrs. Carpet Area (13.94 Sq. Mtrs, Built Up Area) Bearing House no. Gala No. G-2, Comprised in C.T.S Number(s) CTS No. 1103-B, 1103-B/1 to 4, situated in Ground Floor, " Radhey Sahniwas" building, Taluka Miraj, Distt. Sangli, Sangli Village, within the Sub-Registration District of Miraj Bounded on the North by: CTS No. 1103A, 1103A/1A & 1103A/1B, South by:Panchamukhi Maruti Road, East by: Gala No.1 West by:Shop No.3**	A) Demand Notice Date- 20-08-2025 B) Symbolic Possession date: 17-11-2025 Physical Possession date : 09-04-2026 C) Outstanding Balance as per Demand Notice: Rs. 20,42,441.69	Reserve Price Rs. 11,04,000/- Earnest Money Deposit (EMD) : Rs. 1,10,400/- Bid Incremental Amount:- Rs. 5,000/-	Date and Time of E-Auction 10-08-2026 at 11:30 AM to 12:30 PM (with unlimited extension of 5 min each)

1. All Interested participants / bidders are requested to visit the website https://sarfaesi.auctiontiger .net & www.vistaarfinance.com For details, help, procedure and online training on e-auction, prospective bidders may contact M/s. e-Procurement Technologies Ltd.; Contact Mr.Ram Sharma Contact number: 8000023297/ 079-61813 6803. email id : ramprasad@auctiontiger.net , support@auctiontiger.net
2. For further details on terms and conditions please visit https://sarfaesi.auctiontiger .net & www.vistaarfinance.com to take part in e-auction.
3. Encumbrance: No such information known to the best of the knowledge of Authorized officer. The bidders are requested to do their own due diligence
4. EMD Remittance Deposit Through Vistaar Financial Services Pvt Ltd to the credit of Account No915030002126946, Axis Bank Ltd , IFSC Code UTIB0001541
5. For further details and queries, inspection of property, please contact Concerned official of Vistaar Financial Services Private Limited

This notice should also be considered as 15 days' notice to Borrower / Co-Borrower/ Mortgagor (s)/Guarantor(s) under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rule-2002

Date: 25.07.2026 Place: SANGLI **Sd/- Authorized Officer, Vistaar Financial Services Private Limited**

YES BANK — YES BANK LIMITED

Registered Office: Yes Bank House, Western Express Highway, Santacruz (E), Mumbai, 400 055
Branch Office :YES Bank Ltd., Plot No. 69/4, Mutha Sumphony, Law College Road, Erandwane, Pune 411004

Publication of Notice u/s 13 (2) of the SARFAESI Act.

Notice is hereby given that the under mentioned borrower(s)/ co-borrower(s)/ guarantor(s)/mortgagor(s) who have defaulted in the repayment of principal and interest of the loan facility obtained by them from the Bank and whose loan accounts have been classified as Non-Performing Assets (NPA). The notices were issued to them under Section 13(2) of the Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI Act) calling upon them to repay the amount mentioned in the respective demand notice. In connection with above, notice is hereby given once again to the below mentioned borrower(s)/ co-borrower(s) guarantor(s)/ mortgagor(s) by way of this public notice & are hereby called upon to make payment of outstanding amount indicated herein below together with further interest thereon, within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of said 60 days under sub-section (4) of Section 13 of SARFAESI Act.

Details of the Demand Notice/Borrowers/ Mortgaged Property

Sr. No.	Loan A/c No./ Cust ID	Name of Borrower and Co-Borrowers, Guarantors, Mortgagor & Security Provider	Description of mortgaged property (full address as per 13(2) notice	Total claim amount as per 13(2) notice	Date of 13(2) Notice. / NPA Date
1	HLN00080 1618576, HLN00080 2046560	Abdul Rahim Karam Hussain Chaudhary & Yasmeen Abdul Rahim Chaudhary	Flat No. 1005, Tenth Floor, Building No. N-1, River Residency Co-operative Housing Society Limited, Gat No.90, Village-chikhali, Taluka-haveli, Dist. Pune -411001. Along With One Covered Car Parking No. N1-1	Rs. 43,47,022.37/-	17-Jun-26 / 10-Jun-26
2	AFH00080 0646634	Sayas Gajendra Paratwagh & Gauri Sayas Paratwagh	Flat No. 701, Seventh Floor, Building No.6, Atulya, Gat No. 405, Village- Jambhul, Taluka-mawal, District-pune- 412106	Rs. 7,62,635.37/-	22-Jun-26 / 13-Jun-26
3	AFH00080 0883122, AFH00080 0546934	Sridevi Shivaji Haldekar & Shivaji Nagesh Haldekar	Flat No. 801, Eighth Floor, Wing-a-1, Ceratec City Phase-1, S.no. 33, Hissa No. 6b, 6b/1, 6b/3, 6b/6, 6b/8//1, 6b/10, 6b//12, Village -yewalewadi, Taluka-haveli, District- Pune-411048	Rs. 28,96,101.18/-	7-Jul-26 / 2-Jul-26
4	AFH00430 1086339	Suraj Suresh Godbole & Pushpa Digambar Powar (W/o Suraj Godbole)	Flat No. A-703, Seventh Floor, Building No. A, Project Known As "Ideal Colony" Phase-1, R.s. No. 1334/4, Plot No. 1 To 6, Situated At- D Ward, Kasaba Karveer, Kolhapur, Kolhapur-416002	Rs. 20,49,512.34/-	6-Jul-26 / 1-Jul-26
5	AFH00080 1880709	Shrivallabh Bapurao Khanware & Mangal Bapurao Khanavare	Flat No. 703, Seventh Floor, Wing- B, Abhang, S.no. 25/6/2a, Village- Ambegaon Budruk, Taluka-haveli, District-pune-411046	Rs. 29,80,913.00/-	16-Jul-26 / 14-Jul-26
6	AFH00080 0749606	Umesh Shamrao Chavhan, Nitesh Shamrao Chavan & Yogita Umesh Chavan	Flat No. 6, Second Floor , Blue Empire ,gat No. 116 ,plot No 2,3,village- Mouje Somatane, Taluka-Maval , District- Pune-410506	Rs. 19,52,193.02/-	16-Jul-26 / 6-Apr-26
7	AFH00080 1156310	Shyam Mukari Dhotre & Sarika Shyam Dhotre	Flat No.303, Third Floor, Sumangal Homes, S.no. 14/2/1, 14/2/2, Village-sus, Taluka- Mulshi, District-pune-411021	Rs. 19,86,020.46/-	16-Jul-26 / 14-Jul-26
8	MIC00080 2019304	Ratnakar Mahadev Gilbile & Akshada Ratnakar Gilbile	Flat No. 12, Third Floor, Wing-d, Sai City Chsl, S.no. 81/3+4 (old- 64), Village- Rajgurunagar, Taluka-khed, District-pune-410501	Rs. 14,09,366.41/-	17-Jul-26 / 14-Jul-26
9	02588890 0000041	S S Engineering, Bharti Sandip Badgujar & Sandip Rajendra Badgujar	Flat No. 417, 4th Floor, Building 1, in the project known as "Lotus Nandanvan" Gat No. 274 (Old Gat No. 1392), Village Borhadewadi, within the limits of Pimpri Chinchwad Municipal Corporation, Taluka – Haveli, District – Pune 412105	Rs. 27,99,280.73/-	21-Jul-26 / 30-Jun-26
10	AFH00080 0646635	Bharat Pandurang Jadhav & Sunita Bharat Jadhav	Flat No. 601, Sixth Floor, Building No. 6, Atulya, Gat No. 405, Vil-lage- Jambhul, Taluka-mawal, District-pune-412106	Rs. 9,60,254.43/-	21-Jul-26 / 14-Jul-26
11	AFH00080 0646623	Kishor Balasaheb Tribhuvan & Nila Kishor Tribhuvan	Flat No. 408, Fourth Floor, Building No.5, Atulya, Gat No.405, Village- Jambhul, Taluka-Mawal, District-pune-412106	Rs. 7,73,431.67/-	21-Jul-26 / 14-Jul-26
12	AFH00080 0646594	Sanjay Bhausaheb Vanjare & Harshlata Sanjay Vanjare	Flat No. 412, Fourth Floor, Building No. 07, Atulya, Gat No.405, Village-jambhul, Taluka -maval, District-pune- 412106	Rs. 7,21,634.84/-	21-Jul-26 / 14-Jul-26

Further, this is to bring to your attention that under Sec.13(8) of SARFAESI Act, where the amount of dues of the secured creditor together with all costs, charges and expenses incurred by secured creditor is tendered to the secured creditor at any time before the date of publication of notice for the public auction/ tender/ private treaty, the secured asset shall not be sold or transferred and no further steps shall be taken for transfer or sale of that secured asset.

Date : 24.07.2026 **Sd/- Authorized Officer**
Place : Pune **YES Bank Limited**