

PUBLIC NOTICE

The public is hereby informed that the property described in the schedule written hereunder is owned and possessed by **Mrs. Smita H. Vakil and Mr. Kumar Hemant Vakil**.  
The present owner/s have misplaced the Original Index II and Registration Receipt of Articles of Agreement (Supplemental) dated October 12, 1994, registered at the office of Sub-Registrar Bombay, bearing serial number 1689/1994, Original Index II and Registration Receipt of Deed of Confirmation dated July 05, 2000, registered at the office of Sub-Registrar Bombay bearing serial number 2375/2000 and Original Possession Letter issued by **M/s Kalpataru Habitat Private Limited** with respect to the property described in the Schedule below. **Mrs. Smita H. Vakil** have informed the police of the loss of the said document under LR No. 173307-2025.  
Public is hereby called upon, that any person(s) having any information regarding the aforesaid original document/s and/or has any claim in the scheduled property should notify the undersigned Advocate within **14 (Fourteen) days** from publication of this notice and should satisfy the undersigned along with documentary proof thereof, failing which, it shall be presumed that the said document is lost and no claim shall be entertained thereafter.  
**SCHEDULE**  
All that piece and parcel of **residential Flat** bearing number **106**, admeasuring about **1700 square feet** of area along with **open space / garden** area admeasuring about **2400 square feet** situated on the **ground floor** (as per sanctioned plan 1st floor), in the project known as "**Kalpataru Habitat**" now known as "**Kalpataru Habitat Co-operative Housing Society Limited**", along with two open/stilted car parking spaces bearing number **10 and 11** on the **ground floor** (as per sanctioned plan Stilt Level), constructed on the land bearing **Final Plot number 321** of Sangamwadi Town Planning Scheme, corresponding **Survey number 88 Hissa Number 3 [old Survey number 28 Hissa number 29 (Part) and 1 (Part)] of Village Ghorpadi**, Taluka Haveli, District Pune, within the limits Pune Municipal Corporation and within the jurisdiction of the Sub-Registrar, Haveli, District Pune, along with Five fully paid up shares of INR. 50/- each, bearing number **106 to 110** (both inclusive) issued under **Share Certificate number 22**, further along with all the rights, privileges, and entitlements appurtenant thereto.  
Place: Pune  
Dated: November 05, 2025.  
**For HK Legal Adv. Kedar Loyla**  
Office number 405, City Point, Boat Club Road, Pune 411001. Ph : +91 20-41252999

SHRI SWAMI SAMARTH ENGINEERS LIMITED

Registered Office: 773/3, Pradyumna Apartments, Lane No. 9, Bhandarkar Road, Shivajinagar, Pune, Maharashtra, India 411004  
CIN: U45209PN2019PLC184080  
EMAIL ID: sssengineers@hotmail.com | Contact No.: 020-25679011/99  
**BEFORE THE REGIONAL DIRECTOR, WESTERN REGION, MUMBAI IN THE MATTER OF THE COMPANIES ACT, 2013, SUB-SECTION (5) OF SECTION 12 AND RULE 28 OF THE COMPANIES (INCORPORATION) RULES, 2014**  
**AND**  
**IN THE MATTER OF SHRI SWAMI SAMARTH ENGINEERS LIMITED (CIN: U45209PN2019PLC184080) REGISTERED OFFICE: 773/3, PRADYUMNA APARTMENTS, LANE NO. 9 BHANDARKAR ROAD, SHIVAJINAGAR, PUNE, MH IN 411004**  
**NOTICE**  
**Pursuant to Rule 28 of The Companies (Incorporation) Rules, 2014**  
Notice is hereby given to the general public that, pursuant to the special resolution passed at the Extra-Ordinary General Meeting of the Company held on September 13, 2025, the Company proposes to make an application under Section 12(5) of the Companies Act, 2013 to the Regional Director (Western Region), Mumbai, seeking approval for shifting its registered office from: **773/3, Pradyumna Apartments, Lane No. 9, Bhandarkar Road, Shivajinagar, Pune - 411004, Maharashtra, India to Floor-12, Plot No. 241/242, Nigral Building, Barrister Rajani Patel Marg, Opp. Oberoi Tower, NCPA Nariman Point, Mumbai - 400021, Maharashtra, India, i.e., from the jurisdiction of the Registrar of Companies, Pune to the jurisdiction of the Registrar of Companies, Mumbai, within the same State of Maharashtra.**  
Any person whose interest is likely to be affected by the proposed shifting of the registered office of the Company may deliver his/her objections, if any, either on the MCA-V3 portal ([www.mca.gov.in](http://www.mca.gov.in)) by filing the investor complaint form, or send/deliver the same by registered post, duly supported by an affidavit stating the nature of interest and grounds of opposition, to the office of the Regional Director (Western Region), Ministry of Corporate Affairs, Everest, 5th Floor, 100 Marine Drive, Mumbai - 400002, Maharashtra, India, within fourteen (14) days from the date of publication of this notice, with a copy simultaneously served upon the Company at its registered office as stated above.  
For and on behalf of the  
**SHRI SWAMI SAMARTH ENGINEERS LIMITED**  
Krishnadevi Chandrakant Tambile  
Whole Time Director  
DIN: 08450068  
Date: 05/11/2025  
Place: Pune

**CFM ASSET RECONSTRUCTION PRIVATE LIMITED**  
REGISTERED OFFICE: Block No. A/1003, West Gate, Near Ymca Club, Sur No. 835/1/3, S. G. Highway, Karbala, Ahmedabad-380051 Gujarat. CORPORATE OFFICE: 1 St Floor, Wakefield House, Spurt Road, Ballard Estate, Mumbai 400001. Contact: 022-47831226, 8879890250, 8655921961 Email: sapana.Desai@cfmcr.in ; Viraj.Katariya@cfmcr.in  
CIN: U67100GJ2015PTC033994  
**APPENDIX-IV-A**  
[Under Rule 8 (6) R/w 9(1) of Security Interest (Enforcement) Rules 2002]  
E-auction Sale Notice for the sale of immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8(6)R/w 9(1) of the Security Interest Enforcement Rules, 2002.  
Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable assets (Secured Asset) mortgaged/charged to CFM Asset Reconstruction Private Limited (the Secured Creditor), the Symbolic possession of which has been taken by the Authorized Officer of the GP Parsik Sahakari Bank (Assignor bank) secured creditor on 30-01-2019, will be sold on "As is where is basis", "As is what is basis", and "Whatever there is basis", and "No recourse basis" on 12-12-2025 to recover the total outstanding dues of Rs.23,79,95,226 (Rupees Twenty-Three crore Seven-Nine lakh Ninety Five Thousand Two Hundred Twenty-Six Only) as on 31-10-2025 together with further other costs & expenses thereon due to the Secured Creditor from M/s Rachana Construction through its partners Mr. Nilesh Lakhamshi Patel and Mr. Lakhmish Jivraj Patel (Borrower), Mr. Shyam Manohar Singh Pardeshi (Guarantors), Mr. Ramnikal Devji Rangani (Guarantors), Mr. Nilesh Lakhamshi Patel (Guarantors), Mr. Lakhmish Jivraj Patel (Guarantors), Mrs. Reena Nilesh Patel (Guarantors), Mr. Pravin Hari Patel (Guarantors), Mr. Premal Shamji Patel (Guarantors). CFM Asset Reconstruction Private Limited has received an offer from an interested purchaser for the below-mentioned secured asset at the stated Reserve Price, on an "As is where is basis", "As is what is basis", and "Whatever there is basis", and "No recourse" basis. The offer is currently on record has been submitted by the original offeror, who shall retain an exclusive Right of First Refusal/Right to Match the highest bid received, if any, in the proposed sale process.  
**DESCRIPTION OF SECURED ASSET:**  
All that piece and parcel of land hereditaments and premises bearing (i) Survey No.4, Hissa No.1/16/3 admeasuring 10 R equivalent to 1000 Sq. Meters, (ii) Survey No.4 Hissa No.1/16/4 admeasuring 10 R equivalent to 1000 Sq. meters, (iii) Survey No.4 Hissa No.1/16/5 admeasuring 10 R equivalent to 1000 Sq. Meters thereabout situated within the village limits of Kondhava Budruk, registration Sub-District Haveli, District Pune along with building constructed or to be constructed.  
**SECURED DEBT:** Rs.23,79,95,226 (Rupees Twenty-Three crore Seven-Nine lakh Ninety-Five Thousand Two Hundred Twenty-Six Only) as on 31-10-2025 together with further other costs & expenses thereon due and payable till the final payment.  
**DETAILS OF BANK ACCOUNT FOR REMITTING THE EMD**  
Account Holder: CFMARC Trust 1 GPPSB  
Account Number: 024011400000004  
Bank: GP Parsik Sahakari Bank Ltd  
Branch: Kalbadevi Branch  
IFSC: PJSB0000023  
**RESERVE PRICE (RP):** Rs.9,50,00,000.00 (Rupees Nine Crore Fifty Lakh only)  
**EMD:** Rs.95,00,000.00 (Rupees Ninety-Five Lakh only).  
**INSPECTION** Visit on request  
**LAST DATE & TIME FOR BID SUBMISSION:** On or before 5:00 PM on 11-12-2025  
**DATE, TIME AND PLACE FOR E-AUCTION** E-Auction/Bidding through website (<https://www.bankauctions.com>) Date: 12-12-2025 - Time: 11:00 AM to 12:00 PM.  
**CONTACT:** Sapana Desai : 8879890250, Viraj Katariya: 8655921961  
Encumbrances if any: Not known to us  
For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditors website i.e. <https://www.cfmcr.in> for detailed terms & conditions of e-auction/sale of respective properties and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website <https://www.bankauctions.com> or contact service provider M/s. C.T. India Private Limited. Bidder Support Nos: 0124-4302001/21/22, +91 7291891124/1125/1126; email: [gujarat.cti@gmail.com](mailto:gujarat.cti@gmail.com) / [support@bankauctions.com](mailto:support@bankauctions.com), Mr. Bhavik Pandya, Contact No. +91 9874887668.  
This notice of 30 days is being given to all you in compliance of Rule 8(6) R/w 9(1) of Security Interest (enforcement) Rules Under the SARFAESI Act 2002, informing all the Borrowers, all the Guarantors and all the Mortgagees about holding of auction/sale of the aforementioned Secured Properties / Secured Assets at the aforementioned date and time. All of the Secured Properties/Secured Assets shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8(5) of Security Interest (Enforcement) Rule, 2002.  
Date: 06-11-2025  
Place: PUNE  
Sd/- Authorised Officer  
CFM Asset Reconstruction Private Limited  
(Acting as trustee for CFMARC Trust-1 GPPSB)

**HERO HOUSING FINANCE LIMITED**  
Contact Address: 3rd Floor, 301 to 304 - A-wing, Kapil Tower, Dr Ambedkar Road, Near RTO office, Pune, Maharashtra - 411001.  
Hero Housing Finance Office: 08, Community Centre, Bassant Lok, Vasant Vihar, New Delhi - 110057.  
Ph: 011 49257000, Toll Free: 1800 212 8900, Email: [customer.care@herofin.com](mailto:customer.care@herofin.com)  
Website: [www.herohousingfinance.com](http://www.herohousingfinance.com) | CIN: U65192DL2016PLC30148  
**POSSESSION NOTICE (FOR IMMOVABLE PROPERTIES)**  
(As per Appendix IV read with rule 8(i) of the Security Interest Enforcement Rules, 2002)  
Whereas, the undersigned being the Authorized Officer of the Hero Housing Finance Limited, under the Securitization and Enforcement 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 notices as mentioned below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice.  
The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular and the public, in general, that the undersigned has taken possession of the property 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. 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 charge of the Hero Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc., from date mentioned 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  

Loan Account No.	Name of Obligor(s) Legal Heir(s)/ Legal Representative(s)	Date of Demand Notice/ Amount as per Demand Notice	Date of Possession (Constructive/ Physical)
HHFNSV/HOU 21000012746, HHFNSV/NPL 21000012747	Tambwad Maruti Baburao, Alka Maruti Tambwad	18.08.2025 Rs. 33,08,342/- as on date 13.08.2025	03.11.2025 (Symbolic)
HHFNSV/HOU 24000057952	Deepa Sumandran Money, Deepa Daisy David	17.07.2025 Rs. 19,89,940/- as on date 10.07.2025	03.11.2025 (Symbolic)

**Description of Secured Assets/Immovable Properties:** Apartment/Flat NO. A10-1003 of the type 2-BHK of Hera Carpet area admeasuring 39.75 sq. mtrs i.e. 427.87 Sq. ft. admeasuring 39.75 sq. mtrs i.e. 427.87 Sq. ft. and exclusive terrace area admeasuring 6.19 sq. mtrs i.e. 66.63 Sq. ft., and enclosed balcony area admeasuring 5.61 sq. mtrs i.e. 60.39 Sq. ft. on 10th floor in Building No A10 being constructed in the Aishwaryam Hamara Phase-I, situated at Gat No 94, Village: Chikhali, Taluka: Haveli, District: Pune, situated within the Registration District of Pune, Registration Sub-District of Taluka Haveli, situated within the Revenue Limits of Taluka Haveli and situated within the limits of Pimpri-Chinchwad Municipal Corporation Boundaries Of The Said Apartment in All Four Directions On or towards East: - AS Building On or towards West- A10-1004. On or towards South:- Wall Compound. On or towards North:- A10-1002  
HHFNSV/HOU 24000057952  
All That Piece And Parcel Of Office No.305, Admeasuring About 18.58 Sq. Mtrs On The Third Floor, In The Building No.1, In The Society Known As Premik Plaza Co-op. Housing Society Ltd, Project Known As Premik Plaza, Constructed On Land Admeasuring About 2386.66 Sq. Mtr Out Of Admeasuring About 30500 Sq. Mtr, Out Of Survey No.15/a/2 And Admeasuring About 5200 Sq. Mtr Out Of Survey No.125/5 At Village Kalas, Taluka Haveli, Within The Limits Of Pune Municipal Corporation District Pune, Maharashtra  
DATE :- 06-11-2025, PLACE:- HAVELI  
Sd/- Authorised Officer FOR HERO HOUSING FINANCE LIMITED

PUBLIC NOTICE FOR LOSS OF DOCUMENTS.

Notice is hereby given to the Public for loss of following two (2) documents-  
1. Original Deed of Apartment executed by Mr. Vishal Bhagwan Mane in favour of Mrs. Hemlata Girish Dhaigade and Mrs. Vijaya Laxman Deshmukh which is registered in the office of sub-registrar Maval No.02 at Sr. No. 5830/2021 on 06/07/2021 as well as the accompanying Index II and the original receipt of the deed of apartment has been lost/ misplaced, specifically with respect to the property described in the Schedule of Property below. The report has been lodged in Talegaon Dabhade Police Station vide no. 603/2025 dated 20/10/2025.  
2. The original sale deed executed by Krishna Construction in favor of Shri Vishal Bhagwan Mane, registered on January 9, 2015, at the office of the Sub-Registrar Maval under document number 287/2015 as well as the accompanying Index II and the original receipt of the sale deed, has been lost/ misplaced, specifically with respect to the property described in the Schedule of Property below. The report has been lodged in Talegaon Dabhade Police Station vide no. 626/2025 dated 03/11/2025.  
All the persons are hereby informed that not to carry on any transaction on the basis of said missing documents. On behalf of the client, Mrs. Hemlata Girish Dhaigade and Mrs. Vijaya Laxman Deshmukh (owner of the mentioned flat), the undersigned advocate hereby invites claims or objections, if any, for the transfer of said flat. In case of any claims/objections kindly intimate or the undersigned advocate along with the relevant documents to support their claims/objections within 07 days from the date of publication of this notice. In absence of any claim within stipulated period, it shall be deemed that the property has no claim by virtue of lost agreement. If the said document found, kindly inform to the undersigned advocate.  
**SCHEDULE OF THE PROPERTY (FLAT)**  
Flat No. 02, Apartment No.002 situated on the stilt floor in the building namely "Krushna Apartment" constructed on land bearing Plot No.61B, out of Survey No. 358/1/2 (New) it's having old Survey No. 623/1/2, it's having bearing City Survey No.7193, The Saleable area of the premises being 490 Sq. Ft. The area of Staircase & passage included in above said saleable area simultaneously situated at Rao Colony (Gunwanti Nagar), Talegaon Dabhade, Taluka Maval, Dist. Pune within the limits of Talegaon Dabhade Municipal Council and the Registration District of Pune.  
Date-03/11/2025.  
Place-Talegaon Dabhade.  
**Advocate Prashant Deepak Wadekar**  
4, Indrayani Colony, 32 Bungalows, Near Bal Vikas School, Talegaon Dabhade, Pune 410506. Mobile No.8805014156.

**AU SMALL FINANCE BANK LIMITED** (A Scheduled Commercial Bank)  
Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001 (CIN:L36911RJ1996PLC011381)  
**APPENDIX IV [SEE RULE 8(i)] POSSESSION NOTICE**

Whereas, The undersigned being the Authorized Officer of the **AU Small Finance Bank Limited (A Scheduled Commercial Bank)** 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) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice on the date as mentioned below calling upon the borrowers to repay the amount mentioned in the said notice within 60 days from the date of receipt of the said notice as per the details given in below table:-

Name of Borrower/Co-Borrower/ Mortgagee/Guarantor/Loan A/c No.	13(12) Notice Date & Amount	Description of Mortgaged Property	Date of Possession Taken
(Loan A/c No.) L9001060718142510 & L9001061121130141, Sadichha Trading Company Through IT'S Proprietor Ajit Kumar Mansukhlal Munot (Borrower), Ajitkumar Mansukhlal Munot (Co-Borrower), Smt. Sarika Ajitkumar Munot (Co-Borrower) Smt. Yogita Aishikumar Munot (Co-Borrower) Smt. Kavita Anupkumar Munot (Co-Borrower)	30-May-25 Rs. 2,01,89,845/- Rs. Two Crore One Lac Eighty Nine Thousand Eight Hundred Forty Five Only & Rs. 39,42,030/- Rs. Thirty-Nine Lac Forty Two Thousand Thirty Only As On 30-May-25	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures (Property 1) Property Situated At Akurdi, Pimpri Chinchwad Municipal Corporation, Bearing Cts No.303. Area Admeasuring 545.50 Sq.Ft. I.E. 50.69 Sq. Mtrs. Along With Construction Thereon Area Admeasuring 360 Sq. Ft. I.E. 33.45 Sq. Mtr. Built-Up, Having PCMC Milkat No. 2/3/00137 Which Is Bounded As East: By Property Of Mr. Patil, On Or Towards West: By Road & Remaining Property Of Mr. Laxman Awale, On Or Towards North: By Property Of Mansukhlal Munot, On Or Towards South: By Road (Property 2) Property Situated At Land Along With Construction Of Cts No.303 Area Admeasuring 545.50 Sq.Ft. I.E. 50.69 Sq Mtr And Construction There On First Floor Area Admeasuring 442 Sq. Ft. & Second Floor Area Admeasuring 442 Sq Ft Total Area Admeasuring 884 Sq Ft I.E 82.15 Sq Mtrs (Built Up ) Situated At Village Akurdi, Taluka-Haveli Pune, Maharashtra, Bounded As East: By Property Of Mr. Munot, On Or Towards West: By 10FI Common Road, On Or Towards North: By Property Of Mr. Munot, On Or Towards South: By 100 Ft. Road	01-Nov-25
(Loan A/c No.) L9001060122067448, M/S Amrut Collection (Borrower), Amrut Navrang Deshamane (Co-Borrower), Smt.Sangita Amrut Deshamane (Co-Borrower)	17-Jul-25 Rs. 14,44,671/- Rs. Fourteen Lakh Forty-Four Thousand Six Hundred Seventy-One Only As On 11-Jul-25	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At - Plot No 282, Tp Scheme No. 1, C S No 15923/1, Ichalkaranji, Tehsil- Hatkanagale, Dist - Kolhapur, Maharashtra. Admeasuring 83.7 Sq Mtr. East: Property Of Sujata Madyalkar West: Road North: Property Of Dattatray Deshamane South: Property Of Shamji Biria	01-Nov-25
(Loan A/c No.) L9001060738420715, Suraj Supplement Shoppe Through IT'S Proprietor Suraj (Borrower), Suraj Gym & Fitness World Through IT'S Proprietor Suraj (Co-Borrower), Smt.Reshma Suraj Mujawar (Co-Borrower) Suraj Gym Through IT'S Proprietor Suraj (Co-Borrower) Suraj Elai Mujawar (Co-Borrower)	20-Jun-25 Rs. 51,15,172/- Rs. Fifty-One Lakh Fifteen Thousand One Hundred Seventy-Two Only As On 18-Jun-25	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Gat No 790, Plot No 9B, Out Of Plot No 9, Mouje - Shahpur, Ichalkaranji, Tal - Hatkanagale, Dist - Kolhapur, MH Admeasuring 144.05 Sq Mtr.	01-Nov-25

The borrower having failed to repay the amount, therefore notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein above mentioned table in exercise of powers conferred on him/her under section 13(4) of the said [Act 2002] read with Rule 8 of the said rule on the date mentioned in the above table. "The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act read with rule 8 (6), in respect of time available, i.e. 30 days from this intimation, 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 **AU Small Finance Bank Limited (A Scheduled Commercial Bank)** for the amount and interest thereon mentioned in the above table.  
Date : 05/11/2025 Place : Pune / Kolhapur Authorised Officer AU Small Finance Bank Limited

**Assets Care & Reconstruction Enterprise Ltd**  
Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019Tel : 91-11-43115600 Fax : 91-11-43115618  
Corporate Office : Unit No. : 502, C Wing, One BKC, Radius Developers, Plot No. : C-66, G-Block, Bandra Kurla Complex, Mumbai- 400051  
Tel.: 022 68643101 E-mail : [acre.arc@acreindia.in](mailto:acre.arc@acreindia.in) Website : [www.acreindia.in](http://www.acreindia.in) CIN : U65993DL2002PLC115769

**APPENDIX IV-A**  
**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**  
E-auction Sale Notice for sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) & 9(1) of The Security Interest (Enforcement) Rules, 2002.  
Notice is hereby given to public in general and in particular to theBorrower(s),Co-Borrower(s), Mortgagee(s)and Guarantor(s) that the below described Immovable Properties mortgaged/charged to **Assets Care & Reconstruction Enterprise Ltd.** [CIN: U65993DL2002PLC115769] ("Secured Creditor"), the physical possession of which has been taken by the Authorized Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis for the recovery of amount due to Secured Creditor from the following Borrower(s),Co-Borrower(s), Mortgagee(s) and Guarantor(s) along with the Reserve Price and Earnest Money Deposit mentionedbelow for each property:

DETAILS OF SECURED ASSETS					
Sr. No.	Loan Account No. & ACRE TRUST Name	Name of Borrower(s)/ Co-Borrower(s)/ Mortgagee(s)/ Guarantors	Total Outstanding Dues as on 23 October 2025	Reserve Price	Earnest Money Deposit
1.	AFH000800230346 ACRE-166- Trust	Pratibha Arvind Parate (Borrower) Arvind Y Parate (Co-Borrower)	Rs.72,31,425/- (Rupees Seventy Two Lakhs Thirty One Thousand Four Hundred Twenty Five Only)	Rs.40,00,000/- (Rupees Forty Lakhs Only)	Rs.4,00,000/- (Rupees Four Lakhs Only)
<b>Description of The Secured Asset:</b> Flat No. C-13, situated on the Fourth Floor of Wing "C" in the scheme/project known as "Vinit Plaza", constructed on land bearing Survey No. 177, Hissa No. A-1/2, lying, being, and situated at Village Pimpri, Taluka Haveli, District Pune, within the local limits of the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub-Registrar Haveli No. 1 to 26. The said flat admeasures 56.04 square meters built-up area, together with an adjoining terrace admeasuring 6.32 square meters. The said land is bounded as follows: On or towards the East - Survey No. 177 A-1/3; On or towards the South - Indian Oxygen Ltd.; On or towards the West - Vallabh Nagar Road; and On or towards the North - Survey No. 177.					
2.	AFH000800459571 ACRE-166- Trust	Nasrin Hussain Vijapur (Borrower) Imran Hussain Vijapur (Co-Borrower)	Rs.18,42,507/- (Rupees Eighteen Lakhs Forty Two Thousand Five Hundred Seven Only)	Rs.9,80,000/- (Rupees Nine Lakhs Eighty Thousand Only)	Rs.98,000/- (Rupees Ninety Eight Thousand Only)
<b>Description of The Secured Asset:</b> Flat No. 16, situated in J Wing on the Fourth Floor of Building No. A/3, in the project known as "Vinayak Hills", constructed on land bearing Plot No. 289, admeasuring 06 Hectares 16 R, out of which an area of 01 Hectare 54.80 R (i.e., 15,480 square meters) is under development, situated at Village Mauje Chikhalse, Taluka Maval, District Pune, within the jurisdiction of Pune Municipality. The said flat admeasures 30.18 square meters (equivalent to 324.85 square feet) built-up area, together with an open balcony admeasuring 2.47 square meters and a dry balcony admeasuring 1.29 square meters.					
3.	AFH000800339345 ACRE-166- Trust	Jyoti Mallesh Shahabade (Borrower) Savitri Mallesh Shahabade (Co-Borrower)	Rs.15,92,185/- (Rupees Fifteen Lakhs Ninety Two Thousand One Hundred Eighty Five Only)	Rs.13,00,000/- (Rupees Thirteen Lakhs Only)	Rs. 1,30,000/- (Rupees One Lakh Thirty Thousand Only)
<b>Description of The Secured Asset:</b> Flat No. G-2 (formerly Gram Panchayat House No. 135/7), situated on the Ground Floor of the building known as "Anand Mangal Sahakari Gruhachana Sanstha Mayadi", (a registered society), constructed on land bearing Survey No. 22, Part No. A-1/2/3/4/5, Plot No. 64, admeasuring 464.50 square meters, lying and being at Village Dhankawadi, within the limits of Pune Municipal Corporation, Sub-Division Taluka Haveli, District Pune, and within the jurisdiction of the Deputy Registrar Haveli No. 9, Pune. The said flat admeasures 380 square feet, equivalent to 35.31 square meters built-up area, as per Regularization Certificate No. 11086 dated 20/11/2003 issued by the Pune Municipal Corporation. The property is bounded as follows: East: 20' 0" open space leaving the wall of Chavan Niwas; South: 20' 0" open space leaving the wall of Hill View Apartment; West: 20' 0" open space leaving a 20' 0" road and the adjoining Ganesh Apartment; and North: 20' 0" open space leaving the wall of Omkar Apartment.					

The above Loan Account(s) along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s), including the Immovable Properties, mentioned hereinabove had been assigned to Assets Care & Reconstruction Enterprise Ltd., acting as a trustee of various trust mentioned clearly in column provided above.

IMPORTANT INFORMATION REGARDING AUCTION PROCESS	
1. EMD payment through demand draft/RTGS/NEFT shall be drawn/paid in favor of the bank accounts mentioned above	
2. Date & time of Auction	10th December 2025, 2:30 PM to 3:30 PM
3. Last date of submission of EMD	09th December 2025 before 4:00 PM
4. Place of auction (Web Site for Auction) -	<a href="https://www.bankauctions.com">https://www.bankauctions.com</a>
5. Contact Details	Rohan Sawant: 9833143013, Hari Nair: 9846098098
6. Inspection of the Property on prior appointment basis only	
7. For detailed terms and condition of the sale, please visit the website <a href="http://www.acreindia.in">www.acreindia.in</a> / <a href="http://www.bankauctions.com">www.bankauctions.com</a>	
Date : 06/11/2025 Place: Pune Sd/- Authorized Officer Assets Care & Reconstruction Enterprise Ltd.	

**THE PANDHARPUR URBAN CO-OP BANK LTD., Pandharpur**

Head office: 416/3B, Navi Peth, Pandharpur, Tal. Pandharpur, Dist. Solapur 413304. Phone : (02186) 228451, 228432 Email : [recovery@pandharpurbank.com](mailto:recovery@pandharpurbank.com)  
**PUBLIC NOTICE FOR RE-AUCTION OF IMMOVABLE PROPERTY**

All citizens are informed that, Our Bank has decided to sell the following mortgaged and attached immovable property by public auction under Section 156 and Rule 107 (11E) of the Maharashtra Co-operative Act, 1960 and Act. By this public notice you are informed that, 1. Recovery Officer Pandharpur Urban Co-op. Bank Ltd., Pandharpur for the following specified mortgage and Hon. District Magistrate, Pandharpur As the borrower has not paid the loan amount to the bank on time as per the actual possession and handed over the possession to the bank, the following immovable property owned by him is being sold by public auction for recovery of the outstanding amount, for auction Hon. District Sub-Registrar Co-operative Society Pune City, dated 21/07/2025 of the following assets as per the order of fair value determined "As Is and Where Is" according to these principles, On 30/09/2025 first auction called but auction amount was less than the Upset price hence it has been decided to re-sell by public auction.

A detailed description of the immovable property offered for sale		Outstanding amount as on 31/10/2025	Upset Price/Earnest Money (EMD)
<b>Default Borrower:</b> M/s. MDC Life Style India Pvt.Ltd., Shop No. 13, Part No. 426, Shashtri Road, Sadashiv Peth, Pune 411030 & Mohan Krushnaji Tapare, Aruna Mohan Tapare, Pushkar Mohan Tapare & Tanvi Pushkar Tapare residing at Flat No. 5, Puri Apartment, Shanti Sheela Lane, Law College Road, Pune 411004. <b>Description of Property:</b> Their property situated at Erandvane, Pune vide CS No. 51B/12740 Final Plot No. 75/76B (Sub Plot No. 40), Shantishree Co-operative Housing Society Ltd inside Dhankalshmi Apartment 1 <sup>st</sup> Floor Flat No. 4 which area 154.00 Sq Mtr (Carpet) 2 <sup>nd</sup> Floor Area 55.45 Sq. Mtr (Carpet), adjacent Trace area 12.65 Sq. Mtr, (1 <sup>st</sup> floor area 8.85 Sq. Mtr. & 2 <sup>nd</sup> floor 3.80 Sq. Mtr) Parking 1 & 5 area 27.86 Sq. Mtr. Total Area: 251.34 Sq. Mtr. i.e. 2705.40 Sq. Ft. Four Sides of the building East: Plot No. 41 West: Plot No. 39, South: Road, North: Film & Television Institute.		<b>Principal &amp; Interest Rs. 9,50,40,441/-</b> (Rupees Nine Crores Fifty Lakhs Forty thousand Four hundred Forty one Only) & plus w.e.f. 01/11/2025 Further Interest, Penal Interest & Other expenses etc extra	<b>Rs. 3,96,44,000/-</b> (Rupees Three Crores Ninety Six Lakhs Forty Four Thousand Only)  <b>10% EMD Rs. 39,64,400/-</b>
Date of Property Inspection Dated 20/11/2025 Submission of Earnest Money Deposit Dated 06/12/2025 Auction Date and Time Dated 06/12/2025 @ 2.00 PM.		<b>10% EMD Amount to be send through RTGS to our below bank details</b> <b>Bank Name :</b> The Pandharpur Urban Co-op. Bank Ltd., Pandharpur <b>A/c No.</b> 5000107180000000 <b>IFSC Code :</b> PUCB0000001	
<b>Auction venue :</b> The Pandharpur Urban Co-op. Bank Ltd., Pandharpur Branch : Kothrud Branch, 127/1A, Behind Purnayi Auditorium, Poud Road, Kothrud, Pandharpur 411038 Dist. Pune		<b>Authorized Officer</b> The Pandharpur Urban Co-op Bank Ltd., Pandharpur	
Place : Pune Date : 06/11/2025		<b>AUCTION PROCESS:</b> The Terms and Conditions of the auction will be available on the day of the auction. The bank shall not be responsible for the ownership, Condition or any other fact of the property offered for Sale.	

**Home First Finance Company India Limited**  
CIN: L65990MH2010PLC240703,  
Website: [homefirstindia.com](http://homefirstindia.com)  
Phone No.: 180030008425 Email ID: [loanfirst@homefirstindia.com](mailto:loanfirst@homefirstindia.com)

**DEMAND NOTICE U/s 13(2)**  
You the below mentioned borrower has availed loan by mortgaging the schedule mentioned property and you the below mention has stood as borrower/co-borrower guarantor for the loan agreement. Consequent to the defaults committed by you, your loan account has been classified as non-performing asset on 03-11-2025 under the provisions of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short SARFAESI Act). We Home First Finance Company India Limited have issued Demand Notice u/s 13(2) read with section 13(13) of the SARFAESI Act to the address furnished by you. The said notices are issued as on 03-11-2025 and these notices state that you have committed default in payment of the various loans sanctioned to you. Therefore, the present publication carried out to serve the notice as the provision of Section 13(2) of SARFAESI Act and in terms of provision to the rule 3(1) of the Security Interest (Enforcement) Rules, 2002:

No.	Name and Address of the Account, Borrower(s) & Guarantor(s)	Details of the security to be enforced	Total Outstanding as on date of Demand Notice plus further interest and other expenses (in Rs.)
1.	Madhukar Sutar2, ROHIT MADHUKAR SUTAR	Aapal Ghar,Gat No. 986,B3-404,Near Ranjangaon Ganpati Temple,Pune-412209. Bounded By : East by - By Gat No. 987, & Part Of 986, West by - By Road, North by - By Gat No. 1038 to 1041, South by - By Part of 986 & Gat No. 997	3,30,576
2.	Late Kamal Mahadev Borade (Deceased), Vikas Mahadev Borade, Mahadev Tukaram Borade, Other legal representatives of Late Kamal Mahadev Borade (Deceased)	Flat-106,J.Anandgram, Talegaon Dhamdhera, Taluka Shirur, Pune-412208. Bounded By : North by -Open Space, South by- Flat No. 105, East by - Open Space, West by- Flat No. 104.	10,12,058
3.	Mohammad Shah, Javed Shah, Sakira Shah	Flat-Gat No. 17, plot no. 35 ,H No 4455, Nagarparishad milkat no 1967, Khandobachamal, Chakan,Pune, Maharashtra-410501. Bounded By : North by - Internal 10 Ft. Road, South by - Property of Mrs. Sunanda Rakshe, East by - Property of Mr. Bajrang Balkrushna Sawant, West by - Property of Mr. Kadam.	12,09,312
4.	Kashinath Vasant Kolekar, Rohit Sanjay Jadhav	Flat-Flat No- 9, Vishrambag Sangli,New Extn. C. S. No. 8272, Pitrchhaya Sahnivas, 3rd Floor, Flat No. 9, Near Kranti Bhel, Vishrambag, Sangli. Tal. Miraj. Dist. Sangli.,Sangli,Maharashtra-416416. Bounded By : North by - Falt No. 8, South by- Empty Space, East by - Road, West by- Flat No.10	14,61,743
5.	Diipj Yashavant Nemane, Ravindra Rajaram Sabale	Flat-Plot No. 31/B (East Side), R.S. No. 187/2 (Old R.S. No. 467/2), Near Water Tank, Budhgaon Road, Kupwad, Tal- Miraj, Dist- Sangli. Maharashtra-416436. Bounded By : East by - Road, West by - Remaining portion of Plot No. 31, North by - Plot No. 30, South by - Road.	14,78,534
6	Vinay Devgonda Patil, Devgonda Bhausaheb Patil	House-CTS No. 374 (North part west side), Near Talathi Karyalay, Swami Galli, Patil Wada, Kupwad Tal- Miraj, Dist- Sangli.Kupwad,Maharashtra-416416. Bounded By : East by - Property of Shri. Babasaheb Patil of same CTS No. 374, West by - Road, North by - CTS NO. 373, South by - Property of Shri. Yashwantgonda Patil of same CTS No.	25,75,688
You are hereby called upon to pay Home First Finance Company India Limited within the period of 60 days from the date of publication of this Notice the aforesaid amount with interest and cost falling which Home First Finance Company India Limited will take necessary action under the Provisions of the said Act against all or any one or more of the secured assets including taking possession of secured assets of the borrowers, mortgagors and the guarantors. The power available to the Home First Finance Company India Limited under the said act include (1) Power to take possession of the secured assets of the borrowers/guarantors including the rights to transfer by way of lease, assignment of sale for releasing secured assets (2) Take over management of the secured assets including rights to transfer by ways of lease, assignment or sale and realize the secured assets and any transfer as of secured assets by Home First Finance Company India Limited shall vest in all the rights and relation to the secured assets transferred as if the transfer has been made by you.			
In terms of the Provisions of the Section 13(13) of the said act, you are hereby prohibited from transferring, either by way of sale, lease or otherwise (other than in the normal course of your business), any of the secured assets as referred to above and hypothecated/mortgaged to the Home First Finance Company India Limited without prior consent of the Home First Finance Company India Limited.			
Place:- Pune, Sangli Date: 06-11-2025		Signed by: AUTHORISED OFFICER, Home First Finance Company India Limited	