

CFM Asset Reconstruction Private Limited
Corporate Office: 1st Floor, Wakefield House, Spratt Road, Ballard East, Mumbai - 400038

DEMAND NOTICE

We, CFM Asset Reconstruction Pvt. Ltd. (CFM-ARC) (Assignee of HIRANANDANI FINANCIAL SERVICES PVT. LTD.) having its Corporate Office at 1st Floor, Wakefield House, Spratt Road, Ballard East, Mumbai-400038, do hereby give the Notice once again under Section 13(2) of the aforesaid Act in its capacity as Secured Creditor.

Whereas the Borrowers/Co-Borrowers/Mortgagors mentioned hereunder had availed the financial assistance from HIRANANDANI FINANCIAL SERVICES PVT. LTD. We state that despite having availed the financial assistance, the Borrowers/Co-Borrowers/Mortgagors have committed defaults in repayment of interest and principal amounts as per due dates. The account has been classified as **Non Performing Asset on the dates mentioned hereunder in accordance with the directives/guidelines issued by Reserve Bank of India, consequent to the Authorised Officer of CFM-ARC under Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002** & in exercise of powers conferred under Section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notices to Borrowers/Co-Borrowers/Mortgagors on the dates mentioned herein below under section 13(2) of Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002 to pay the amount mentioned in the said notice together with further interest at the contractual rate, costs, charges and incidental expenses etc however the notices were returned un-served and as such they are hereby informed by way of public notice about the same.

Name and Address of the Borrower/ Director/ Mortgagor / Guarantor / Loan Account No.	Date of Demand Notice	Outstanding Amount as per Demand Notice	Description of the Mortgaged Property/ Secured Assets
1. BALUMA CHAHA (Borrower/Mortgagor)	19-03-2026	Rs. 397433/- (RUPEES THREE LAKHS NINETY SEVEN THOUSAND FOUR HUNDRED THIRTY THREE ONLY) as on 11-03-2026	ALL THAT THE PIECE AND PARCEL OF THIS PROPERTY BEARING C.S. NO. 202 HAVING AREA ADMEASURING AT 399.30 SQ. MTRS. OUT OF IT HAVING AREA ADMEASURING AT 51.95 SQ. MTRS. ALONG WITH CONSTRUCTION THEREON HAVING MILKAT NO. 559/1 SITUATED AT WITHIN THE LOCAL LIMITS OF MAJJE HAMIDWADA, TAL. KAGAL, DIST. KOLHAPUR AND ALSO WITHIN THE JURISDICTION OF SUB REGISTRAR, MURGUD. BOUNDED BY: (AS PER SALE DEED REG. AT SR. NO. 1295/2022 DT. 18/05/2022) EAST: LANE (BOL) OF ANANDRAO TIKALE, WEST: PROPERTY OF NILESH VIJAY SATAPE, SOUTH: PROPERTY OF ANANDRAO TIKALE, NORTH: ROAD
2. SANDIP BABURAO DANGARE (Co Borrower)	02-11-2024		
3. POOJA SANDEEP DANGARE (Co Borrower)			

Under the circumstances as aforesaid, the Notice is hereby given once again to the Borrowers/Co-Borrowers/Mortgagors/ Property holders to pay the CFM-ARC within 60 days from the date of publication of this notice the amount indicated here in above together with further interest at contractual rates on the aforesaid amount and incidental expenses, costs, charges etc. incurred from Borrowers/Co-Borrowers/Mortgagors mentioned here in above till the date of payment. If the Borrowers/Co-Borrowers/Mortgagors fail to make payment to the CFM-ARC as aforesaid, then the CFM-ARC shall proceed against the above mentioned secured Assets under section 13(4) of the Act and applicable Rules entirely at the risks of the Borrowers/Co-Borrowers/Mortgagors as to the costs and consequences. The Borrowers/Co-Borrowers/Mortgagors are prohibited Under Section 13(13) of the SARFAESI Act, 2002 to transfer the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of the CFM-ARC.

Date: 03.04.2026
Place: PUNE

Authorised Officer
For CFM Asset Reconstruction Pvt. Ltd.

OMKARA ASSETS RECONSTRUCTION PVT. LTD
CIN: U67100TZ2014PTC020363
Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai-400028.
Contact No- 022-6923 1111/9773406175. Email- mumbai@omkara.com, Mob.: +91 9769170774

[Appendix - IV-A][See proviso to rule 8 (6) r/w 9(1)] PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY

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

Notice is hereby given to the public in general and in particular to the Borrowers/Co-borrowers/Datta Khanderao Chavan (The Borrower), Shobha Chavan (The Co-Borrower) that the below described immovable property mortgaged/charged to the Secured Creditor, and the physical possession of which has been taken by OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED (OARPL), Secured Creditor, on 07.11.2025. The below-mentioned property will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 21.04.2026 at 01.00 pm (last date and time for submission of bids is 20.04.2026 by 6.00 PM), for recovery of Rs. 56,37,955.04/- (Rupees Fifty Six Lakh Thirty Seven Thousand Nine Hundred Fifty Five and Four Paise only) as on 01.01.2021, plus accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges, etc. except recovery till the date of payment due to the M/s OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED Secured Creditor from above mentioned borrower and co-borrower.

The OMKARA ASSETS RECONSTRUCTION PVT LTD (acting in its capacity as Trustee of OMKARA PS 21/2024-25 Trust) has acquired entire outstanding debts lying against above said borrower/guarantors vide Assignment Agreement dated 19/03/2025 along with underlying security from Fullerton India Housing Finance Company Limited.

The description of the Immovable Properties, the reserve price, earnest money deposit, and known encumbrances (if any) are as follows:

Name of Borrower(s)/ Guarantors/ Mortgagors	Details Of The Secured Asset	Owner Of The Property	Demand Notice Date And Amount	Reserve Price	EMD	Bid Increment
Datta Khanderao Chavan (The Borrower), Shobha Chavan (The Co-Borrower)	All Piece Parcel Of Flat No. D, measuring an extent of 1190 sq ft situated at 2nd Floor, Ajinkya, R. No.39, Hissa No. 31, Thergaon, Pune 411033 Boundaries: West: Road, North: Road, East: Open Plot, South: Open Plot	Mr. Datta Khanderao Chavan	Rs. 56,37,955.04/- (Rupees Fifty Six Lakh Thirty Seven Thousand Nine Hundred Fifty Five and Four Paise only) as on 01.01.2021	44,52,000/-	4,45,200/-	Rs. 30,000/-

Date & Time of Inspection: Date: 10.04.2026, Time: 1PM to 2PM (Noon)
Date of E-Auction & Time: 21.04.2026 at 01:00 pm to 02:00 pm (noon)

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 20.04.2026 up to 6:00 pm

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in <http://omkara.com/auCTION.php>. The auction shall be conducted online through OARPL. The last date of submission of bid (online as well as in hard copy) along with EMD (DD) Pay order in original or remittance by way of NEFT/RTGS is 20.04.2026 by 6:00 PM. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. C1 India Pvt. Ltd.", Tel. Helpline: +91 7291981242/526, Helpline E-mail ID: support@bankauctions.com, and for any property related query contact the Authorized Officer, Mr. Tanaji Mandavkar, Mobile: +91 9769170774, +91 908200789 Mail: tanaji@omkara.com

STATUTORY NOTICE FOR SALE UNDER RULE 8(6) AND 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory notice of not less than 15 (Fifteen) days to the Borrower(s) of the above loan account under Rule 8(6) read with Rule 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above together with further interest and all costs charges and expenses any time before the closure of the Sale. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8(6) of Security Interest (Enforcement) Rule, 2002.

Date: 03.04.2026
Place: Pune

Authorised Officer, OMKARA ASSETS RECONSTRUCTION PVT LTD.
(Acting in its capacity as a Trustee of OMKARA PS 21/2024-25 Trust)

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

POSSESSION NOTICE

Whereas, the Authorized Officer of Phoenix ARC Limited (formerly known as Phoenix ARC Private Limited) (acting as Trustee of Phoenix trust as mentioned on the below table column) (Phoenix) under the securitization and reconstruction of financial assets and enforcement of security interest act, 2002 and in exercise of the powers conferred under section 13(2) read with rule 3 of the security interest (enforcement) rules, 2002 issued demand notices to the borrowers, co-borrowers, guarantors as detailed hereunder, calling upon the respective borrowers, co-borrowers, guarantors to repay the amount mentioned in the said notices within 60 (sixty) days from the date of receipt of the same. The said borrowers, co-borrowers, guarantors having failed to repay the amount, notice is hereby given to the borrowers, co-borrowers, guarantors and public in general that the authorized officer of the company has taken possession of the property described hereunder in exercise of powers conferred on him under section 13(4) of the said act r/w rule 8 of the said rules on the dates mentioned along with. The borrowers, co-borrowers, guarantors in particular and public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Phoenix for the amount specified therein with future interest, costs and charges from the respective dates.

Details of the borrowers, co-borrowers, guarantors, properties mortgaged, name of the trust, outstanding dues, demand notices sent under section 13(2) and amounts claimed there under are given as under:

Name of Trust	Name and Address of the borrower, Co-Borrower, Loan account No., Loan amount	Details of the securities	1. Demand notice date 2. Date of Symbolic/Physical Possession 3. Amount due in Rs.
trustee of Phoenix Trust FY20-9	Jeetendra Motilal Oswal (S/D/W of Motilal Oswal) 888, Bhavani Peth, Near Bhavani Mata Temple, Bankar Talim Chowk, Pune, Maharashtra, India -411042 Loan Account Number: LXPUN00315-160008594 Loan Amount Sanctioned:Rs.21,16,258/- (Rupees Twenty One Lakh Sixteen Thousand Two Hundred & Fifty Eight Only)	All That Piece And Parcel Of Mortgaged Property Of Flat No. 19, Mauli Complex, 'Mouje-Katja', Sukhsagar Nagar, Pune, Maharashtra - 411046 Ad Measuring Built Up Area Of 555 Sq.Ft	1) Demand Notice Date 03-09-2024 2) Date of Physical Possession- 28-03-2026 3) Amount due in Rs. 63,34,056 (Rupees Sixty Three Lakh Thirty Four Thousand & Fifty Six Only) Due And Payable As of 30-08-2026 With Applicable Interest From 31-08-2026 Until Payment In Full.
trustee of Phoenix Trust FY24-16	Prakash Vittal Pusini (S/D/W of Vittal Pusini) Sasane Wasti Wadkar Building Lane No3 Mohammadwadi Roadpune Sr No 87/12 Pune Maharashtra India 411028 Loan Account Number: LXHAD00119-200073451 Loan Amount Sanctioned:Rs.75,26,22/- (Rupees Seven Lakh Fifty Five Thousand Two Hundred & Sixty Two Only)	All That Piece And Parcel Of Mortgaged Property Of Flat No 139 3Rd Floor L 3 Wing S No 87 P Suraksha Nagar Hadapsar, Near Spf Cotars 411028 Pune Maharashtra	1) Demand Notice Date 03-09-2024 2) Date of Physical Possession- 30-03-2026 3) Amount due in Rs. 9,28,238 (Rupees Nine Lakh Twenty Eight Thousand Two Hundred & Thirty Eight Only) Due And Payable As of 30-08-2024 With Applicable Interest From 31-08-2024 Until Payment In Full.
trustee of Phoenix Trust FY20-9	Sanjay Nathuram Mistry (S/D/W of Nathuram Mistry) Flat No. 503 5TH Floor Sai Residency S No- 114 Phursung Pune Maharashtra (India)-411308 Anjana Sanjay Mistry (S/D/W of Sanjay Mistry) Flat No. 503, 5TH Floor, Sai Residency, S No- 114, Phursung, Pune, Maharashtra, (India)-411308 Loan Account Number: LXPUN00315-160005241 Loan Amount Sanctioned:Rs.10,00,000/- (Rupees Ten Lakh Only)	All That Piece And Parcel Of Mortgaged Property Of Flat No. 503, 5TH Floor, Sai Prema Apartment, Near Sunanda Appt, Old Survey No. 165/1A/1, New Survey No. 204 Hissa No. 9, Village Phursungi, Taluka Haveli, District Pune-411308 Maharashtra	1) Demand Notice Date 20-11-2018 2) Date of Physical Possession- 30-03-2026 3) Amount due in Rs. 10,56,409 (Rupees Ten Lakh Fifty Six Thousand Four Hundred & Nine Only) Due And Payable As of 16-11-2018 With Applicable Interest From 17-11-2018 Until Payment In Full.
trustee of Phoenix Trust FY24-16	Akash Rajabhau Jadhav (S/D/W of Rajabhau Jadhav) At Post Kamegaon At Kamegaon At Kamegaon Osmanabad Maharashtra 413501 Rajabhau Baburao Jadhav (S/D/W of Baburao Jadhav) At Post Kamegaon At Kamegaon At Kamegaon Osmanabad Maharashtra India 413501 Loan Account Number: LXMOOSMANA5522-230662933 Loan Amount Sanctioned:Rs.23,63,726/- (Rupees Twenty Three Lakh Sixty Three Thousand Seven Hundred & Twenty Six Only)	All That Piece And Parcel Of Mortgaged Property Of Grampanchayat Mikat No 247 At Kamegaon At Kamegaon, Near Vithal Rukmin Mandir 413501 Osmanabad Maharashtra	1) Demand Notice Date 03-09-2024 2) Date of Physical Possession- 31-03-2026 3) Amount due in Rs. 27,77,634 (Rupees Twenty Seven Lakh Seventy Seven Thousand Six Hundred & Thirty Four Only) Due And Payable As of 30-08-2024 With Applicable Interest From 31-08-2024 Until Payment In Full.

Place: MAHARASHTRA
Date: 03.04.2026

Authorised Officer
For Phoenix ARC Limited
(formerly known as Phoenix ARC Private Limited)

TJSB SAHAKARI BANK LTD. MULTI-STATE SCHEDULED BANK

Registered Office: TJSB House, Plot No. B-5, Road No. 2, Wagle Industrial Estate, Thane (W) - 400604, Ph: 022-25878500
Regional Office: - 1st floor, 692/693, Chaphalkar Centre, Chaphalkar Colony, Market Yard, Pune- 411 037.
Ph: 020-24223531/32, 7208932034, 7208931332

PUBLIC AUCTION

TJSB Sahakari Bank Ltd. has initiated recovery action against the following defaulted borrowers through the Authorized Officer of the Bank, appointed under, the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the rules made there under has issued Demand Notice on 24/07/2025 under section 13(2) of the said Act, to M/s. Synergy Hitech Agro (Borrower) & Others.

The Borrowers, Mortgagors & Guarantors have not repaid the amounts of Rs. 3,16,98,000.75 (Rupees Three Crores Sixteen Lakhs Ninety Eight Thousand and Paise Seventy Five only) as on 30/06/2025 with further interest from 01/07/2025 mentioned in the said Demand Notice within stipulated period; hence the Authorized Officer has taken the Physical possession of the immovable & movable property mentioned herein below u/s 13(4) and Section 14 of the SARFAESI Act, 2002.

I, the undersigned as the Authorized Officer of TJSB Sahakari Bank Ltd., have decided to sell the below mentioned properties on "AS IS WHERE IS BASIS", & "WHAT IS THERE IS BASIS" with movable assets by inviting Tenders as laid down in prescribed laws.

Name of the Borrower(s) / Mortgagor(s) / Guarantor(s)	Description of Immovable and Movable Properties with Reserve Price and EMD Amount	Date and Time of Auction of Property
1. M/s. Synergy Hitech Agro (Borrower and Mortgagor)	Property No. 1: LOT - I: - All that piece and parcel of Property situated at -New Gat No. 782 (old Gat No. 773) At Post Chitali, Tal-Khatav, Dist- Satara having Total Plot area 2 Hectar & 22 aare. Out of that industrial Nonagricultural land 6159.50 Sq. mtrs. alongwith Plant & Machineries situated thereon having boundaries: -East- Property of Mr. Sanjay Raghunath Mohite, West- Property of Mr. Nagare Patil, South- Old Chitali & Mhasane Road, North- Property of Mr. Satish Raghunath Mohite & Nagare Patil. (Property owned by Mrs. Sarita Satish Mohite & Mrs. Rupali Sandip Mohite) Combined Reserve Price for Land & Bldg. & Machineries: Rs. 3,26,95,000.00 Combined EMD Amount: Rs. 32,69,500.00	08/05/2026 at 10.30 a.m.
2. Smt. Anuradha Ashok Inamdar (Partner/Guarantor/Mortgagor)	Property No. 2: All that piece and parcel of Property situated at - Survey No. 124, Plot No. 03 & 04, Hiral Golden City, At - Shivdole, Tal - Karad, Dist - Satara, having Plot No. 03 area is 132.25 Sq. Mtrs & Plot No. 04 area is 131.47 Sq. Mtrs having Total Plot area is 263.72 Sq. Mtrs having Boundaries of Plot No. 3: East- 6.00 Mt. wide road in the layout, West - Adjointed Gat No. 427 B, South - Plot No. 04 in the layout, North - Plot No. 02 in the layout, Boundaries of Plot No. 4 : East - 6.00 Mt. wide Road in the layout, West - Adjointed Gat No. 427 B, South - Open Space in the layout, North - Plot No. 03 in the layout. (Property owned by Mrs. Shailaja Sanjay Mohite) Reserve Price: Rs. 52,48,800.00 EMD Amount: Rs. 5,24,800.00	08/05/2026 at 10.30 a.m.
3. Mrs. Shailaja Sanjay Mohite (Partner/Guarantor/Mortgagor)		
4. Mrs. Rohini Sandeep Mane (Partner/Guarantor/Mortgagor)		
5. Mr. Abhijeet Ashok Inamdar (Guarantor/Mortgagor)		
6. Mr. Sanjay Raghunath Mohite (Guarantor)		
7. Mr. Sandeep Sadashiv Mane (Guarantor)		
8. Mr. Raghunath Dagadu Mohite (Guarantor)		
9. Mrs. Rupali Sandeep Mohite (Guarantor/Mortgagor)		
10. Mrs. Sarita Satish Mohite (Guarantor/Mortgagor)		
11. Mr. Sunil Sadashiv Mane (Guarantor/Mortgagor)		
12. Mrs. Ashwini Ajay Deshmukh (Guarantor/Mortgagor)		
13. Mr. Amol Ashok Inamdar (Guarantor/Mortgagor)		

Place of Auction: TJSB Sahakari Bank Ltd., Plot No. 370/2, 234/38, Bhattad Complex, Datta Chowk, Shanivar Peth, Karad, Dist Satara 415110

Note: - In case Property No. 1 for both the above lots (i.e. LOT No I and LOT No II) have successful bids then preference will be given to successful bidders of lot No. I (Land & Building with Plant & Machinery) and not to successful bidder for LOT II (Only Plant & Machinery).

Terms & conditions: -
1. The offer to be submitted in a sealed envelope super scriped, "Offer for purchase of Land & Building in the name of Mrs. Sarita Satish Mohite & Mrs. Rupali Sandip Mohite and Plant & Machinery in M/s Synergy Hitech Agro LOT-I OR LOT-II Plant & Machinery in the name of M/s Synergy Hitech Agro situated at i.e. New Gat No 782 (Old Gat No. 773), At - Chitali, Tal- Khatav, Dist Satara" OR Offer for purchase of Land in the name of Mrs. Shailaja Sanjay Mohite i.e. Plot at Survey No. 124, Plot No. 03 & 04, Hiral Golden City, At - Shivdole, Tal - Karad Dist - Satara and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before 07/05/2026 before 5.00 P.M. by the prospective bidder & EMD amount to be transfer by NEFT/RTGS to Account No. 00199520000002, IFSC Code TJSB0000001 on or before 07/05/2026 before 5:00 P.M.
2. Offers so received by the undersigned will be opened and considered on 08/05/2026 at the above-mentioned auction venue at 10.30 A.M.
3. GST @ 18.00% on Plant and Machinery will be borne by Successful Bidder of Final Bid Amount.
4. The undersigned reserves his right to accept or reject any offer and/or modified to cancel and/or postpone the Auction.
5. The Undersigned hereby informs to the Borrower/ Mortgagor(s), and/or legal heirs, Legal representative(s) (whether known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective borrower(s)/ Mortgagor(s) (since deceased) or absconding, as the case may be, to pay entire dues within 30 days from the date of the notice, otherwise Authorized officer shall proceed to sell the secured asset mentioned herein above in accordance with the Rule 8(5) of Security Interest (Enforcement) Rules, 2002.
6. All or any such person(s) having any share, right, title, benefit, interest, claim, or demand in respect of the said property or to any part thereof by way of sale, allotment, exchange, mortgage, let, sub-let, lease, lien, charge, maintenance, loan, gift, inheritance, share, possession, easement, trust, best possession, assignment or encumbrance of whatsoever nature or otherwise are requested to intimate to the undersigned in writing at the address mentioned below of any such claim accompanied with all necessary and supporting documents within 15 days from the date of publication hereof, failing which transaction shall be completed without reference to such claim, and any such person shall be deemed to have waived his rights and the same shall not be binding on TJSB Sahakari Bank Ltd.
7. Tender forms along with the terms and conditions shall be separately available with office of Authorized Officer at the cost of Rs. 100/- Plus Rs. 18/- GST, Total Rs. 118/- (Contact No. 7208932034 / 7208931332).
8. The Auction will be finalized by the bank only. The bank does not authorize any other person or agency for the said auction.
This Publication is also 30 days' notice to the Borrower/Mortgagor/Guarantors of the above said loan accounts.

Date: 02/04/2026
Place: Pune

Sd/-
Authorized Officer,
Under SARFAESI Act, 2002
For & on behalf of TJSB Sahakari Bank Ltd.

IKF Home Finance Limited
Equinox by Phoenix-Tower 3, 10th Floor, Diamond Hills, Lumbini Avenue, Rai Durg, Gachibowli, Hyderabad [Telangana - 500081]

DEMAND NOTICE

UNDER THE PROVISIONS OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("the Act") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("the Rules")

The undersigned being the Authorized Officer of IKF Home Finance Limited (the Secured Creditor) under the Act and in exercise of the powers conferred under Sec. 13(12) of the Act read with Rule 3 issued Demand Notice(s) under Sec. 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that borrower(s) is/ are avoiding the service of the Demand Notice(s), therefore the service of notice is being affected by affixation and publication as per Rules. The contents of Demand Notice(s) are extracted herein below:-

Sr. No.	Name & Address of the Borrower(s) & Co-Borrowers	Loan Amt.	Dt. of Demand Notice & O/s. Amt.	Description of the Property / Secured Asset
1	Loan A/C. No(s): LNPUN00919-200001259 1. Mr/Mrs. Ballal Wamanrao Shinde 2. Mr/Mrs. Priyanka Ballal Shinde 3. Mr/Mrs. Kirt Vamanrao Shinde Add For Sr. No. 1, 2 & 3 :- Datta Colony, Nane Road Kamshet Maval Pune, Kamshet S.O. Pune -410405. 9580948094. And Also For Sr. No. 1, 2 & 3 :- Near Railway Station & Vittal Amrind, Cts No 568, Kamshet Mul Gavthan Pune -410405. 9580948094	Rs. 17,51,184/-	23.03.2026 Rs. 10,75,900.92 (Rupees Ten Lakh Seventy Five Thousand Nine Hundred and Ninety Two Paise) as on 16.03.2026	All that piece and parcel of property admeasuring 163.7 Sq.Mtrs. Out of land bearing CTS No.568, Situated at Khadkale Tal-Maval, Dist- Pune and the same is bounded as under. East - By CTS No.569,570, South - By CTS No 571, West - By Grampanchayat Road, North - By Remaining property of CTS No 568
2	Loan A/C. No(s): LXCHK00424-250016107 1. Mr/Mrs. Pradip Chandrakant Tankar 2. Mr/Mrs. Vijay Vasant Adhagale Add For Sr. No. 1 & 2 :- O Chandrakant Tankar Nageshwar Highsc Hool Javalghar No 618 Nashik Road Nageshwanagar,Moshi,Alandi Rural Po Alandi, Pune, Maharashtra, India -412208. 8308987919. And Also For Sr. No. 1 & 2 :- Shirur Pune, Ecovihar Plot No 3771/1 A/ 1373 Plot/90/ 91 Shikrapur, -412208. 8308987919	Rs. 16,50,000/-	23.03.2026 Rs. 15,55,373/- (Rupees Fifteen Lakh Fifty Five Thousand Three Hundred and Seventy Three Only) as on 16.03.2026	[Description of the Secured Asset] All that piece and parcel of land bearing Gat No. 1371/A/1373/ Plot/90 & Gat No.1371/A/1373/Plot/91, totally admeasuring 00 Hectare 02.7831 area i.e. 278.31 Sq.mtrs. Which is lying being and situated at village Shikrapur, Tal.Shirur, Dist Pune within the limit of Zilla Parishad Pune and Taluka Panchayat Samitee Shirur and within the jurisdiction of Sub. Registrar of Assurances -Talegaon Dhamdhare, Shirur, Dist-Pune and within the local limit of the Grampanchayat Sanaswadi and within the limits of PMRDA which is bounded as follows. On or towards the East - By road., On or towards the South- Gat No 196/2/4. On or towards the West - Block No.B from said plot, On or towards the North - 9 meters road and easement

The borrower(s) are hereby advised to comply with the Demand Notice(s) and to pay the demand amount mentioned therein and hereinabove within 60 days from the date of this publication together with applicable interest, additional interest, bounce charges, cost and expenses till the date of realization of payment. The borrower(s) may note that IKF Home Finance Limited is a secured creditor and the loan facility availed by the borrower(s) is a secured debt against the immovable property/ properties being the secured asset(s) mortgaged by the borrower(s). In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time, The Secured Creditor shall be entitled to exercise all the rights U/s. 13(4) of the Act to take possession of the secured asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder and realize payment. The Secured Creditor is also empowered to ATTACH AND /OR SEAL the secured asset(s) before enforcing the right to sale or transfer. Subsequent to the Sale of the secured asset(s), the Secured Creditor also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the Secured Creditor. This remedy is in addition and independent of all the other remedies available to the Secured Creditor under any other law. The attention of the borrower(s) is invited to Section 13(8) of the Act, in respect of time available, to redeem the secured assets and further to Section 13(13) of the Act, whereby the borrower(s) are restrained / prohibited from disposing of or dealing with the secured asset(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s), without prior written consent of the Secured Creditor and non-compliance with the above is an offence punishable under Section 29 of the said Act. The copy of the Demand Notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours.

Date: Pune, Maharashtra
Date: 23.03.2026

Authorised Officer
For IKF Home Finance Limited

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 Park 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: U65922GJ2015PLC0085079 RBI COR: DOR-00145

PHYSICAL POSSESSION NOTICE

1. PAPA SAMASUDDIN SAIYAD (Applicant)
2. SULTANA PAPA SAIYAD (CO-APPLICANT)
Property Address: All that piece and parcels of land bearing residential property No. 179/B, adm 1500 Sq. ft. A/P. Mouza-Pohargan, GP- Pohargan, Tq. Pandharpur, Near School, Solapur, Maharashtra, India, 413304.

WHEREAS
The undersigned being the Authorized Officer of KIFS Housing Finance Limited under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 06/02/2025 calling upon you to repay the amount mentioned in the Notice being Rs. 9,21,973/- (Rupees Nine Lakhs Twenty One Thousand Nine Hundred Seventy Three Only) against your Loan Account No. LNLHLSOL12458 APP NO. 15052 within 60 days from the date of receipt of the said notice.

You, having failed to repay the amount, notice is hereby given to you and the Public in general, that the undersigned has taken the Physical possession of the property described herein below which is mortgaged to KIFS Housing Finance limited in exercise of the powers conferred on them under Section 13(4) of the said Act read with Rule 8 of the said Rules on this 10/02/2026.

You 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 KIFS Housing Finance Limited for an amount of Rs. 9,21,973/- (Rupees Nine Lakhs Twenty One Thousand Nine Hundred Seventy Three Only) due as on date 16/01/2025 with further interest thereon from the 17th day of the January, year 2025 till payment thereof.

Description of the Property
All that piece and parcels of land bearing residential property No 179/B, adm 1500 Sq. ft. A/P. Mouza-Pohargan, GP- Pohargan, Tq. Pandharpur, Near School, Solapur, Maharashtra, India, 413304. Boundaries as under: Details: East: Property Of Mr.Mohamad Skandar Sayyad, West: Property Of Shri Uttam Maruti Galkwad, North: Property Of Mr.Sameer Samsuddin Sayyad, South: Property Of Mr.Gudlal Ibrahim Sayyad
Place: Solapur
Date: 10/02/2026

SD/- Authorized Officer
KIFS Housing Finance Limited

PUBLIC NOTICE

The Public Notice is hereby given that Mr.Yash Rahesh Agarwal is the owner of the said Flat mentioned below, and he has agreed to sale the said flat to Jyoti Sopan Mahajire & other and Jyoti Sopan Mahajire & other has agreed to mortgage the below mentioned property in favor of LIC Housing Finance Ltd. According to him, he has lost/misfound the below mentioned original deeds of property and could not be found:-

1) Original Agreement to Sale between Asset Marketers AND Mr.Ramamurti Pandey & other through their POAH Arianth Vastuship Procon Pvt. Ltd, Haveli-24, Sr.No.970/2018, Dt: 22/01/2018 along with Index II & RR. 2) Original Cancellation Deed between Asset Marketers AND Mr.Ramamurti Pandey & other through their POAH Arianth Vastuship Procon Pvt. Ltd, Haveli-24, Sr.No.1876/2020, Dt: 03/02/2020 along with Index II & RR.

That Mr.Zakihussain Gazuddin Ansari has assured Mr.Shrimant Dattatray Revadkar & my client LIC Housing Finance Lt that he has clear and clear title to the said property. All persons having any claim against original lost deeds or in respect of the said Property more particularly described in the schedule hereunder are hereby requested to notify the same in writing to me/us with supporting documentary evidence at the address mentioned herein below within 7 days from the date hereof.

DESCRIPTION OF THE PROPERTY

All that piece and parcel of Flat No.C-603, on Sixth Floor, area admeasuring 49.81 Sq.Mtrs carpet, in the building known as Elegant Residency Phase-2, C-Wing constructed on CTS.No.984 P. S.No.3/3, situated at Village -Nigadi, Tal - Haveli, Dist - Pune within the limits of Pimpri Chinchwad Municipal Corporation.

Adv.Sopnarao Mane
Fourth Floor, Brahma Sky Uzari, Pimpri, Pune 18.
Ph : 8793222233

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PHYSICAL POSSESSION NOTICE

1. MUMTAA SHABIR PATEL (Applicant)
2. SHABIR MOULLAI PATEL (CO-APPLICANT)
Property Address: All that piece and parcels of land bearing residential property MILKAT NO.1365 A/P-KARAJAGI TAL