OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

Corporate Office: Kohinoor Square, 47th Floor, N.C Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai 400028. Contact No-9773406175.

[See proviso to rule 8 (6) read with 9(1)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

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) read with 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower **Late Santosh Baburao Teli** Through its Legal Heirs Yash teli, Poonam Santosh Teli, Shankuntala Baburao Teli and Co-borrower Shankuntala Baburao Teli that the below mentioned immovable property mortgaged/charged to the Secured Creditor, and the Physical Possession was taken on 30.07.2026 of mortgaged property (i.e. Omkar Chamber Property as mentioned below in Sr. No. 1 as described below) and physical possession was taken on 10.12.2025 of the mortgaged property (i.e. Ganga Niwas Property as mentioned in Sr. No. 2 as described below) by the Authorised Officer of Omkara ARC. 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 25.09.2026 at 11.00 am (last date and time for submission of bids is 24.09.2026 by 6.00 PM), for recovery of Rs. 85,11,120.45/- (Rupees Eighty Five Lakhs Eleven Thousand One Hundred Twenty and Forty Five Paise Only) and Rs. 80,78,206.84/- (Rupees Eighty Lakhs Seventy Eight Thousand Two Hundred Six and Eighty Four Paise Only) as on 14.10.2019 plus accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges, etc.

The Omkara Assets Reconstruction Pvt ltd (acting in its capacity as Trustee of Omkara PS 33/2020-21 Trust has acquired entire outstanding debts lying against the said borrower/guarantors vide Assignment Agreement dated 30.03.2021 along with underlying security Edelweiss Housing Finance Limited (EHFL). Therefore, Omkara Assets Reconstruction Pvt ltd has stepped in the shoes of Edelweiss Housing Finance Limited (EHFL) and become entitled to recover entire outstanding dues and enforce the securities.

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

Description of the property	Reserve Price	EMD
1.Flat No 11, 11 A & 12, Omkar Chambers, Near Phadtare Chowk, Off RB Kumthekar Road, in Sadashiv Peth, Pune	Rs. 1,50,00,000/-	Rs. 15,00,000/-
2. Flat No. 301,3rd Floor, Ganga Niwas Cts No 765, Sadashiv Peth C.T.S. No. 755 (Old 604) 411030 Near Phadtare Chowk, Off RB Kumthekar Road, in Sadashiv Peth Area. (Girls Hostel) sFlat No. 301 667.37 sq. ft. (62 sq. mtr.) Terrace Area 1567.12 sq. ft.	Rs. 1,15,00,000/-	Rs. 11,50,000/-

Date of E-Auction	25.09.2026 at 11.00 A.M to 2.00 P.M
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	24.09.2026 by 6:00 pm Bid increment 1,00,000 for each property.
Date of Inspection	19.09.2026 between 01.00 pm to 04.00 pm
Known Liabilities	To the best of our knowledge and information available on record, there is no known encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding theencumbrances,title ofproperties putonauction.

This publication is also a Thirty-days notice to the borrowers/co-borrowers under Rule 8(6) read with 9(1)of the Security Interest (Enforcement) Rules, 2002.

For detailed terms and conditions of the sale please refer to the link provided in the secured creditor website i.e., **http://omkaraarc.com/auction.php**, and the contact details of authorized officer Pratiksha Patel (Contact No. 9773406175 and Email- **pratiksha.patel@omkararc.com** Bidder may also visit the website **http://www.bankeauction.com** or contact service provider M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: **support@bankeauctions.com**, Mr. Bhavik Pandya, Mobile:88666 82937 Email **Maharashtra@c1india.com**. Intending bidders shall comply and give a declaration under section 29A of the Insolvency and Bankruptcy Code 2016.

Date: 09.09.2026
Place: Pune

Sd/- Authorized Officer
(Pratiksha Patel)
For Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 33/2020-21 Trust)

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

Corporate Office: Kohinoor Square, 47th Floor, N.C Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai 400028. Contact No-9773406175.

[Appendix - IV-A] [See proviso to rule 8 (6) r/w 9 (1)]

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) 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 below mentioned Borrowers (s) and Guarantor (s) named hereinafter that the below described immovable properties mortgaged/charged to the Secured Creditor. The Authorized Officer of Edelweiss Housing Finance Limited in exercise of powers conferred under the SARFAESI Act and Security Interest (Enforcement) Rules, 2002, had issued a Demand Notice u/s 13(2) on 15.05.2017 thereby calling upon the borrower i.e. **1). Hemant Awale (Borrower) 2). Indu Hemant Awale (Co- Borrower)** for repayment of outstanding amount aggregating to **Rs. 15,13,465 (Rupees Fifteen Lakhs Thirteen Thousand Four Hundred and Sixty Five Only)** further with interest and other charges from **10.05.2017** till date there on within a period of 60 (sixty) days from the date of the said demand notice. The Borrower/Co-Borrower/ Guarantors failed to repay the entire dues as per said Demand Notice within 60 days, the Authorized Officer of Edelweiss Housing Finance Limited took physical possession of the below mentioned secured property.

Further, **Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara PS 33/2020-21 Trust)** has acquired entire outstanding debts lying against the above-mentioned borrower/co-borrower/mortgagors vide Assignment Agreement dated 30.03.2021 from Edelweiss Housing Finance Limited (Assignor) along with underlying security from assignor. Accordingly, OARPL has stepped into the shoes of assignors and is empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took physical possession of the below-mentioned property from the assignor as on 13.07.2021.

NOW THEREFORE the Authorized Officer of OARPL hereby intends to sell the below mentioned secured property for recovery of dues. The property shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act; on "As is where is", "As is what is", and "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Guarantor (s). The description of the immovable property along with details of reserve price and earnest money deposit (EMD) is as mentioned below:

DESCRIPTION OF THE PROPERTY	RESERVE PRICE (RP)	EARNEST MONEY DEPOSIT (EMD)
All that part and parcel of the property bearing Flat No. 10, 3rd Floor, Sarthak Co-operative Housing Society Ltd, constructed on the land bearing Final Plot No. 31, 32/9 also having its corresponding C.T.S. No.33/9, situated at Hadapsar, Taluka Haveli, District Pune, Maharashtra admeasuring 704 sq. ft. (Built up area) **Bounded by:** North: By Entrance Passage South: By Adj. Flat No. 09 East: Open Space West: Open Space Google Location: 18.498222, 73.925316 Landmark: Near Hadapsar, Taluka Haveli.	Rs. 11,26,000/-	Rs. 1,12,600/-

Date of E- Auction & Time	25.09.2026 at 11:00 am
Minimum Bid Increment Amount	Rs. 10,000/- (Rupees Ten Thousand)
Inspection of the property	Date: 19.09.2026, Time: 11 AM to 12 PM
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	24.09.2026 by 6:00 pm

For detailed terms and conditions of the sale please refer to the link provided on secured creditor website i.e., http://omkaraarc.com/auction.php. and the contact details of authorised officer Pratiksha Patel (Contact No. 9773406175 Email- pratiksha.patel@omkararc.com Bidder may also visit the website http://www.bankeauction.com or contact service provider M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, Mr. Bhavik Pandya, Mobile :88666 82937 E- mail- Maharashtra@c1india.com. Intending bidders shall comply and give declaration under section 29A of insolvency and bankruptcy code 2016.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF STATUTORY 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), r/w 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 along with cost & expenses. 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 (5) of Security Interest (Enforcement) Rule, 2002.

Sd/- Authorized Officer,
For Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 33/2020-21 Trust)

Date: 09.09.2026
Place: Pune

AAVAS FINANCIERS LIMITED

(CIN:L65922RJ2011PLCO34297) **Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020**

SAPNE AAPKE, SAATH HAMAARA

Demand Notice Under Section 13(2) of Securitisation Act of 2002

As the Loan Account Became NPA therefore The Authorised Officer (AO) Under section 13 (2) Of Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act 2002 had issued 60 day demand notice to the borrower as given in the table. According to the Notice if the Borrower does not deposit the Amount within 60 days, the amount will be recovered from Auction of the security as given below. As the demand Notice send to the borrower/guarantor has not been served, copy of demand notice has also been affixed on the secured assets as given below. Therefore you the borrower is informed to deposit the loan amount along with future interest and recovery expenses within 60 days, otherwise under the provisions of section 13 (4) and 14 of the said Act, the AO is free to take possession of the Security as given below.

Name of the Borrower	Demand Notice Date and Amount	Description of Mortgaged property
Anand Pandu Vadtya, Thulsi Anand Vadtya (A/C NO.) 181201201015863	5 Sep 26 Rs. 1685458/- 4 Sep 26	S No 46 Hissa No 33/7, Lane No.09, Situated At Kondhwa Bk Pune, Maharashtraa **Admeasuring 175 Sq Mtr**
Jalindar Vishnu Bedre, Lata Vishnu Bedre Guarantor : Hemraj Ramdayal Mali (A/C NO.) 221204002850204	5 Sep 26 Rs. 2035339/- 4 Sep 26	C-Plot No 34/35/1 R.S.No. 64/3b, Mouje Bolhegaon, Ahmednagar, Maharashtra & Property No. 02- Gut No. 913 Mouze Chichondipatil, Tal Nagar, Dist. Ahmednagar **Admeasuring Property No. 01- 71 Sq Mtr & Property No. 02- 0.6925 Hec.R**
Shankar Balaji Kure, Balaji Prabhakar Kure (A/C NO.) 221203402842812	5 Sep 26 Rs. 651498/- 4 Sep 26	Plot No 56 Gat No 217 Situated At Village - Shirsatvadi (Murkute Nagar), Tal.-Haveli, Pune, Maharashtra **Admeasuring 1358 Sq Ft**
Amol Mahadev Pandhare, Supriya Pandhare (A/C NO.) 231203402988702	5 Sep 26 Rs. 1104376/- 4 Sep 26	Flat No B-102 1st Floor Wing B Opulate Suvastu On Gat No 722 Situated Ar Patas Tal Daund, Pune Maharashtra **Admeasuring 57.15 Sq.Mtr.**
Rajashri Pravin Kumbhar, Kumbhar Pravin Mahadev Guarantor : Suhas Kashinath Kumbhar (A/C NO.) 231215803036984	5 Sep 26 Rs. 1384886/- 4 Sep 26	Milkat No 793, Gat No 142/3 Area At Goleshwar Tal Karad Dist Satara - Goleshwar Tal Karad Dist Satara. Maharashtra **Admeasuring 150 Sq. Mtr.**
Balasaheb Nivrutti Satav, Satyam Balasaheb Satav, Pushpa Balu Satav Guarantor : Bhanudas Satav (A/C NO.) 231221103185917	5 Sep 26 Rs. 753860/- 4 Sep 26	Gat No. 291, Milkat No. 2417, Situated At Satav Ali, Near Ganpati Mandir Situated Village Avhalwadi, Tal. - Haveli, Dist.- Pune, Maharashtra **Admeasuring 950 Sq. Fts**
Khandu Ankush Khandagale, Shivganga K Khandagle (A/C NO.) 231222403311018 & 241222404193453	5 Sep 26 Rs. 488936/- & Rs. 220475/- 4 Sep 26	Flat No. 502 4th Floor Building No. 28 S. No.89 Hadapsar, Pune Maharashtra 411028 **Admeasuring 25 Sq.Mtr.**

Place : Maharashtra **Date : 09.09.2026** **Authorised Officer Aavas Financiers Limited**

CFM Asset Reconstruction Private Limited

thoughtful regeneration

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

POSSESSION NOTICE

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

WHEREAS, The undersigned being the Authorized Officer of CFM Asset Reconstruction Private Limited (Acting in its capacity as trustee of CFMARC TRUST - 196) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12), 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. Further, The Sarvagram Fincare Private Limited, has assigned all its rights, title and interest of the entire outstanding debt of above loan account along with underlying securities in favor of CFM Asset Reconstruction Private Limited vide a Registered Assignment Agreement dated 04.11.2025 entered between The Sarvagram Fincare Private Limited and CFM Asset Reconstruction Private Limited under the provisions of Section 5 of SARFAESI Act 2002.

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

Name of Customer (Borrower(s) / Co-Borrower(s) and Guarantor(s) / Partners / Mortgagor(s)	Demand Notice Date and Amount in Rs.	Date Of Possession
PIYUSH RAHUL ATOLE (Borrower), **VAISHALI RAHUL ATOLE** (Co-Borrower), **Loan Account No. : FLSEC00004514**	Demand Notice Date : **08-05-2026, Rs. 768323/-** (Rupees Seven Lakh Sixty Eight Thousand Three Hundred Twenty Three Only) as on 20-03-2026	04-09-2026

MORTGAGED_PROPERTY : Property No. 1 - land property situated in at gaon mauje Khandaj Tal. Baramati, Dist. Pune, lying in gat no. 152/1, having total area 6 H 79 Aar 00 Sq.mtr. out of which share 0 H 60 Aar 00 Sq.mtr..Four boundaries:- East : Land property of Mrs. Aruna Pandurang Aatole, West : Land Property of Mrs. Shital Jayprakash Aatole, North : Road, South : Land property of Mrs. Mandakini Shivaji Aatole.

Property No. 2 - RCC residential house having area 640 Sq. ft. (40*16), house constructed with bricks & tin sheet having area 570 Sq.ft. (38*15) & open space having area 2178 Sq.ft. having Grampanchayat property No. 206 situated in gat no. 152/1 at village Khandaj, Taluka- Baramati, District- Pune.Four boundaries:- East : Mrs. Aruna Pandurang Aatole, West : Mrs. Shital Jayprakash Aatole, North : Road, South : Mrs. Mandakini Shivaji Aatole

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

Please note description of properties is as mentioned above.

Date : 09.09.2026
Place : PUNE

Authorised Officer, CFM Asset Reconstruction Private Limited
(Acting in its capacity as trustee of CFMARC TRUST - 196)

Muthoot Homefin (India) Ltd.

Corporate Office: Unit No. 19-NE, 19th Floor, The Ruby, Senapati Bapat Marg, Near Ruparel College, Dadar (West), Mumbai, Maharashtra - 400 028

DEMAND NOTICE

Under Section 13(2) of the Securitisation And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 read with Rule 3 (1) of the Security Interest (Enforcement) Rules, 2002.

The undersigned is the Authorised Officer of Muthoot Homefin (India) Ltd. (MHIL) under Securitisation And Reconstruction Of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(2) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorised Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower/s (the "said Borrower"), to repay the amounts mentioned in the respective Demand Notice/s issued to them that are also given below.

In connection with above, Notice is hereby given, once again, to the said Borrower to pay to MHIL, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further interest at 2% p.m. as detailed in the said Demand Notices, from the dates mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrowers. As security for due repayment of the loan, the following assets have been mortgaged to MHIL by the said Borrowers respectively.

Sr. No.	Name of the Borrower(s)/ Co-Borrower(s)/ Guarantor/ Loan Account No./Branch	Total Outstanding Dues (Rs.)	Date of Demand Notice	Description of secured asset (immovable property)
1.	Santosh Narayan Pise/ Savita Santosh Pise/ KOH-NHL-002178/ Kolhapur	Rs. 21,89,513/- Twenty One Lakh Eighty Nine Thousand Five Hundred Thirteen Only	18-Jun-26	Plot No.10 R.S.No.23, At Mouje Kabnur, Tal-Hatkanangale, Dist- Kolhapur Pin- 416116.
2.	Rahul Baliram Udanshive/ Priti Rahul Udanshive/ Baliram Sopan Udanashive/ 019-01900170/ Solapur	Rs. 3,78,816/- Three Lakh Seventy Eight Thousand Eight Hundred Sixteen Only.	18-Jun-26	Grampanchayat Milkat No. 316, Ward No.1 Near Ganpati temple, Ekrukh Taratgaon, Tal. North Solapur, Dist. Solapur- 413255
3.	Bapu Raghunath Kale/ Raghunath Appa Kale/ 009-00901419/ Kolhapur	Rs. 12,96,162/- Twelve Lakh Ninety Six Thousand One Hundred Sixty Two Only	29-Jun-26	All That Piece And Parcel Of Property Being Constructed On Land Laying, Being And Situated At C.S. No. 1394, 1395, 1396 Admeasuring Total Land Area Is Out Of It Land Area 0.44.9 Sq.mtrs. () And There On Proposed R.c.c. Construction Admeasuring Built Up Area 44.9 Sq.mtrs., Village :- Yelur, Taluka:- Walwa, District :- Sangli Situate Within The Limits Of, Within The Registration District Sangli, Registration Sub District Taluka:- Walwa And Jurisdiction Of Sub Registrar, Karveer. Boundaries Of The Property As Under:- Towards East :- Property Of Kamal Shiripati Kale. Towards West :- Property Of Mr. Balu Keshav Kale Towards South:- Road. Towards North:- Property Of Sonabai Bapu Kale
4.	Tai Dhulappa Mane/ Sachin Dhulappa Mane/ Dhulappa Balku Mane/ 009-00000250/ Kolhapur	Rs. 17,02,558/- Seventeen Lakh Two Thousand Five Hundred Fifty Eight Only	29-Jun-26	All That Piece & Parcel Of Property Bearing C.T.S.No. 244 Admeasuring 128.9 Sq.mts. Out Of It Area Admeasuring 85.86 Sq.mts. & Property Bearing C.T.S.No.247 Admeasuring 126.1 Sq.mts. Out Of It Area Admeasuring 33.62 Sq.mts.along With Construction Thereon Also Bearing Milkat No. 244/2 & Milkat No.247 Situated In Mouje Shiye, Tal. Karveer, Dist. Kolhapur. Boundries As Follow North - Propety Of Mr Shinde, South - Road, East - Property Of Mr Sisal, West - Property Of Mr Mane .

If the said Borrowers shall fail to make payment to MHIL as aforesaid, MHIL shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences.

The said Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of MHIL. Any person who contravenes or abets contravention of the provisions of the said Act or Rules made thereunder, shall be liable for imprisonment and/or penalty as provided under the Act.

Date: September 09, 2026
Place: Kolhapur, Solapur, Sangli

Sd/-Authorized Officer,
Muthoot Homefin (India) Limited

RBL BANK LTD.

apno ka bank

Registered Office: 1st Lane, Shahupuri, Kolhapur-416001
Branch Office at: Ground Floor, Shop No. 5, ICC Trade Centre, Senapati Bapat Marg, Pune-411016 (Mobile No.) +91-9545244646.

NOTICE OF SALE THROUGH PRIVATE TREATY

SALE OF IMMOVABLE ASSETS CHARGED WITH THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. (SARFAESI ACT)

The undersigned as Authorized Officer of RBL Bank Ltd has taken **Actual Physical Possession** of the schedule property under the SARFAESI Act.

The Authorized Officer of M/s. RBL Bank Ltd., had already conducted multiple public auctions for selling the property, but they turned out to be unsuccessful as no bids were received. Hence please be informed that if the total outstanding dues in the aforesaid loan account are not paid within Fifteen (15) Days from the date of this publication of this notice, then the Authorized officer will proceed for sale via private treaty of the property as stated below.

Public at large is informed that the secured property as mentioned in the Schedule are available for sale through Private Treaty, as per the terms agreeable to the Bank for realization of Bank's dues on "AS IS WHERE IS" and "AS IS WHAT IS" BASIS.

Standard terms & conditions for sale of property through Private Treaty are as under:

1. Sale through Private Treaty will be on "AS IS WHERE IS" and "AS IS WHAT IS" BASIS.
2. The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of Bank's acceptance of offer for purchase of property and the remaining amount within **15 days** thereafter.
3. The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above.
4. Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application.
5. In case of non-acceptance of offer of purchase by the Bank, the amount of 10% paid along with the application will be refunded without any interest.
6. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
7. The Bank reserves the right to reject any offer of purchase without assigning any reason.
8. In case of more than one offer, the Bank will accept the highest offer.
9. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application.
10. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties, society dues in respect of purchase of the property.
11. Sale shall be in accordance with the provisions of SARFAESI Act / Rules.

SCHEDULE

Loan Account no, Name and Address of Borrower/Co-borrowers	Amount as per 13(2) Demand Notice under SARFAESI Act and Reserve Price (Rs.)	Description of Secured Assets / Immovable Properties
Loan Account No. 809002684733, 409225512310, 909000048237 & 809002987735 **1) Shree Electronics (Applicant) a proprietorship firm through its proprietor Mrs. Aarti Sandeep Gade.** **2) Mrs. Aarti Sandeep Gade (Co-Applicant & Mortgagor)** **3) Mr. Sandeep Gade (Co-Applicant & Mortgagor)** **Address of Correspondence** 1) Flat No.15, "Laxminarayan Building", City Survey No. 20/21, Hissa No. 2/2A/20/2B +20/2/2B +20/2/2D +21/ 1/1B+21/1B/2, Plot No.7, Dhankawadi, Taluka Haveli, District Pune 411043. 2) Shop No.2/B, Shakuntala Apartment Condominium" B", Survey No.22, Hissa No.1A/2/3/4/5, Plot No.93, Village Dhankawadi, Taluka Haveli, District, Pune 411043	**Rs.1,83,71,530.56/-** [Rupees One Crore Eighty-Three Lakhs Seventy-One Thousand Five Hundred Thirty and Fifty-Six Only) as on **08/09/2023** **Demand notice dated 13/01/2022** **Date of Actual Physical Possession 29/11/2023** **Reserve Price for Property Rs.10,50,000/-** (Rupees Ten Lakhs Fifty Thousand Only)	**Property Owned by Mr. Sandeep Gade and Mrs. Aarti Gade** Commercial Property Bearing Shop No. 2, Admeasuring 250 Sq. Mtrs. (Built-Up), Ground Floor In Building "B" of Shakuntala Apartment Condominium" B", Constructed on Land Bearing Survey No. 22, Hissa No. 1A/2/3/4/5, Plot No.93, Admeasuring 00H, 05R i.e. 2500 Sq.Fts Situated at Village Dhankawadi, Taluka Haveli, District, Pune 411043

The aforesaid Borrower's/Co-borrower's attention is invited to provisions of section 13(8) of SARFAESI Act for redemption of secured assets mentioned hereinabove by tendering the aforementioned outstanding dues together with all costs, charges and expenses incurred by the bank before the sale of secured assets.

Date: 09.09.2026
Place: Pune

RBL Bank Ltd.
Authorised Officer
Mr. Pandurang Katkar

Home First Finance Company India Limited

CIN: L65990MH2010PLC240703 Website: homefirstindia.com
Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

POSSESSION NOTICE

REF: POSSESSION NOTICE UNDER SUB-RULE (1) OF RULE 8 OF THE SECURITY INTEREST (ENFORECEMENT) RULES, 2002

WHEREAS the undersigned being the Authorized Officer of HOME FIRST FINANCE COMPANY INDIA LIMITED, pursuant to demand notice issued on its respective dates as given below, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 calling upon you/Borrowers, the under named to pay outstanding dues as within 60 days from the date of receipt of respective notices. You/Borrowers all, however, have failed to pay the said outstanding dues within stipulated time, hence **HOME FIRST FINANCE COMPANY INDIA LIMITED** are in exercise and having right as conferred under the provision of sub section (4) of section 13 of SARFAESI ACT,2002 read with rules thereunder, taken **POSSESSION** of the secured assets as mentioned herein below:

Sr. No	Name of Borrowers/ Co-Borrowers/ Guarantors	Description of Mortgaged Property	Date of Demand Notice	Total O/s as on date of Demand Notice (in INR)	Date of possession
1.	Kamal Jambuvant Mali, Late Ganesh Jabuvant Mali (Deceased), Other Legal Representative of Late Ganesh Jabuvant Mali (Deceased)	House-Plot No.1 North,New S. No. 3/4, Old S. No. 26/4,Krishnamai Nagar, Jackwell Road, Karnal Road, Sangli. Tal. Miraj, Sangli, Maharashtra-416416.,Bounded by:East-S.No-27 of Mrs Bhagabai Surywanshi, West-Road, North-Road, South-Remaining part - plot no 1 of Mrs Rukmini Gaikwad	04-07-2026	674,539	05-09-2026
2.	Janu Babu Barge, Tanaji Babu Barge	House-Plot No. R-15,R.S.No. 142/K/1, Plot No. R-15, Mouje Padali Khurd, K//.Karveer,Kolhapur,Maharashtra-416010.,Bounded by: East-Mr. Sidu Yamkar,West-Property of plot No. R-14,North-6 mtr. Colony Road, South-Property of plot No. R-18	04-07-2026	1,927,087	05-09-2026
3.	Shivaji Devidas Thorat, Abhishek Shivaji Thorat, Aasha Shivaji Thorat	House-Plot No 27,S. No. 65/5, Old S. No. 345/5, Plot No. 27, Prakash Nagar, 1st Lane, Near Mahadev Mandir, A/p. Kupwad, Tal. Miraj, Dist. Sangli, sangli, Maharashtra-416416.,Bounded by:East-Plot No.39, West-Road, North-Plot No.26,South-Road	04-07-2026	1,507,032	05-09-2026
4.	AMARJEET SURYKANT KAMBLE, Punam Amarjit Kamble,	House-Gat No - 1886 (Part),S. No. 1886 (Part), Grampanchayat Milkat No 1407 & 3208, Near Samarth Chitra Mandir, Chopdewadi Road, Bhilwadi, Tal : Palus, Dist : Sangli.,Sangli,Maharashtra-416303., Bounded by:East-Road,West-Property of Amarjit Surykant Kambale, North-Rajendra Mahadev Kamble,South-Arjun Parsu Kamble	04-07-2026	1,033,772	05-09-2026
5.	Chhaya Nitin Kokate, Nitin Bapurao Kokate,	House-Milkat No 1784/A/B Sangavi, Baramati,Milkat No. 1784/A/B, Sangavi, Tal. Baramati, Dist. Pune ,Baramati,Maharashtra-413102., Bounded by:East-Property of Mr. Vinod Salgude,West-Road, North-Property Of Mr. Balu Kuchekar,South-Property of Mr. Nilesh Jagtap	04-07-2026	712,657	05-09-2026
6.	Sandip Anandarao Bhosale, Supriya Sandeep Bhosale,	Flat-Flat No - 404,C. S. No. 724/A, Panchavati Apartment, Fourth Floor, Flat No. 404, Gaonbhag, Kelkar Maharaj Road, Near City Highschool, Sangli. Tal. Miraj. Dist. Sangli.,sangli,Maharashtra-416416.,Bounded by:East-Entrance lobby & Open space,West-Open Space,North-Flat No.405 & Open space,South-Open spae	04-07-2026	1,521,344	05-09-2026
7.	Bunty Hiralal Sachdev, Shankar Babanrao Waghere	Flat-304,Majestic Pride, 3rd Floor,S. No. 216, Hissa No. 1C/1, Corresponding CTS No. 4378, Near Gandharva Marigold, Village Bhosari, Taluka Haveli, Dist. ,Pune,Maharashtra-411039.,Bounded by: East-Property of Mr. Vasant Dattu Bhosale out of said Survey number, West-Property of Mr. Ramesh Kedar And Jaya Chandekar, North-Property of Mr. Vasant Dattu Bhosale,South-Property bearing S. No. 216/1A And 216/1B	04-07-2026	1,646,409	05-09-2026

The borrower having failed to repay the amount, notice is hereby given to the borrower / Guarantor and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the said rule on the date mentioned above.

The **BORROWERS/ GUARANTORS** and the **PUBLIC IN GENERAL** are hereby cautioned not to deal with the above referred Properties/Secured Assets or any part thereof and any dealing with the said Properties/Secured Assets shall be subject to charge of HOME FIRST FINANCE COMPANY INDIA LIMITED for the amount mentioned hereinabove against Properties/Secured Assets which is **payable with the further interest thereon until payment in full.**

The borrower's attention is invited to the provisions of subsection (8) of Section 13 of the Act, in respect of time available to redeem the secured asset.

Place: Pune, Kolhapur, Sangli, Baramati Date: 09-09-2026 Authorised Officer, Home First Finance Company India Limited

AU SMALL FINANCE BANK LIMITED (A SCHEDULED COMMERCIAL BANK)

Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001, Rajasthan, (India). (CIN:L36911RJ1996PLC011381)

APPENDIX-IV-A- [See proviso to rule 8(6)] 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 proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s)/ Co-Borrower (s)/Mortgagor (s) and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of AU Small Finance Bank Limited (A Scheduled Commercial Bank),the same shall be referred herein after as AUSFB. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction for recovery of amount mentioned in the table below along with further interest, cost, charges and expenses being due to AUSFB viz. Secured Creditor.

It is hereby informed you that we are going to conduct public E-Auction through website https://sarfaesi.auctiontiger.net

Loan A/c No./ Name of Borrowers/Co Borrowers/ Mortgagors/Guarantor	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money for Property	Date & Time of Auction	Date of Bid Submission	E-Auction Place of Tender Submission	Contact Person & Property Visit Date
(Loan A/C No.) L9001060137189808, M/S Royal Tech Elevators Through Its Proprietor Sandeep Bapu (Borrower), Ganesh Bapu Gulumkar S/O Bapu (Co-Borrower), Sandeep Bapu Gulumkar S/O Bapu (Co-Borrower), Smt.Priya Sandip Gulumkar W/O Sandip (Co-Borrower)	15-May-25 Rs. 20,03,672/- Rs. Twenty Lac Three Thousand Six Hundred Seventy-Two Only As On 13-May-25	24-Mar-26	Property Situated At- Shop No- 06, Plot No- 4,5 & 6, Gat No- 116/2, Basement Floor, Ghadhave Nanware, Icon, Wing-B, Vill- Jalochi, Tehsil- Baramati, Dist- Pune, Maharashtra **Admeasuring 23.55 Sqmtr.**	Rs. 18,60,000/- Rs. Eighteen Lakh Sixty Thousand Only.	Rs. 1,86,000/- Rs. One Lakh Eighty-Six Thousand Only.	**07-Oct-26** 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before **05-Oct-26**	**Au Small Finance Bank Ltd., Branch Address : -** Nucleus Mall, 3 Rd Floor, Sadhu Vaswani Road, Agarkar Nagar, Dist-Pune, Maharasht