

HERO HOUSING FINANCE LIMITED
 Registered Office: 09, Community Centre, Bassant Lok, Vasant Vihar, New Delhi-110057.
 Branch Office: Office No. Unit No 302, Third Floor, Revenue Village - Jalochi, Taluka - Baramati, Dist Pune, Maharashtra. Pin Code-411022

CORRIGENDUM

This is in reference to the advertisement published in this newspaper on 19/03/2026 against the borrower Vidya Nitesh Parkanti, Nitesh Chandrakant Parakanti (Loan A/c no. HFFPUNHOU1900006576) HFFPUNPL2000000672) in which the reserve price was erroneously published as Rs. 17,00,000/- however the correct amount is Rs. 700000 and EMD amount was written as Rs. 1,70,000/- and the correction amount of EMD is Rs. 700000/- Rest all other detail will remain the same.

For Hero Housing Finance Ltd.
 Date: 26/03/2026 Authorised officer, Mr. Amar Satpute, Mob-9028734375
 Place: Pune/ ROM Email: amar.satpute@herofin.com

PUBLIC NOTICE

We, POOJA THAKORDAS BALSARA & THAKURDAS BALSARA, have lost/misplaced our physical share certificate(s) of MAHARASHTRA SCOOTERS LIMITED

Folio No.	No. of securities held	Security Certificate No.	Distinctive Nos.
P 0003106	50	103872	3730107 - 3730156
P 0003106	50	121088	4557224 - 4557273
P 0003106	50	231027	8654759 - 8654808
P 0003106	50	231028	8654809 - 8654858

Any person who has any claim/have share certificates in respect of the said shares should write to Registrar, K.Fin Technologies Limited, Selenium Tower B, Plot 31-32, Gachibowli, Financial District, Hyderabad - 500032 within 15 Days from this date else the company will proceed to issue duplicate Certificate(s).

Place : Pune
 Date : 25-03-2026
 Sd/-
 POOJA THAKORDAS BALSARA
 THAKURDAS BALSARA
 Mob.: 8793372756

JM FINANCIAL

JM FINANCIAL ASSET RECONSTRUCTION COMPANY LIMITED
 Corporate Identification No.: U67190MH2007PLC174287
 Regd. Office: 7th Floor, Cnergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai - 400 025 Authorized Officer: Vaibhav Shetty,
 Phone + 02266301658 Website: www.jmfinancial.com

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES
 [see proviso to rule 8(6)]

Auction 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 and Mortgagee and/or Guarantor(s) and/or Mortgagee(s) that the below described immovable property/properties mortgaged/charged to JM Financial Asset Reconstruction Company Limited, acting in its capacity as trustee of Real Estate May 2023 -Trust ("JMFCAR/Secured Creditor"), the physical possession of which has been taken by the authorised officer of the Secured Creditor with the co-operation of the Borrower, on various dates including February 9, 2024 and February 16, 2024, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on April 23, 2026 between 11:00 AM to 12:00 PM for recovery of Rs. 199,73,87,926.55/- (Rupees One Hundred Ninety Nine Crore Seventy Three Lakh Eighty Seven Thousand Nine Hundred Twenty Six and Fifty Five paise only) as on January 30, 2026 along with further interest and other charges thereon due to the Secured Creditor from Marvel Landmarks Private Limited ("Borrower/MLPL"), Mr. Subhash Sitaram Goel, Mr. Rajendra Sitaram Goel, Mr. Annu Umesh Goel, Mr. Ankit Umesh Goel, Mr. Ratanlal G Gundesha and MLPL (together "Mortgagee(s)") and Mr. Subhash Sitaram Goel, Mr. Rajendra Sitaram Goel, Mr. Annu Umesh Goel, Mr. Ankit Umesh Goel and Mr. Vishwajeet Jhavar (together "Guarantor(s)").

Project	Marvel Ganga Sangria	Inspection Date & Time	Reserve Price (in Rs. Cr)	EMD (in Rs. Cr)		
I. Residential (Unit/Flat)	Area(Sq. Ft)	Date: 10th April, 2026 10:00 AM to 12:00 PM	2.73	0.27		
					1 A302	6,995
					2 E101	6,995
					3 G101	6,193
					4 H102	6,995
					5 K301	6,995
					6 K302	6,129
					7 L101	6,129
					8 L102	6,995
					9 L301	6,129
10 L302	6,995					
II. Commercial (Unit/Flat)	Area(Sq. Ft)	Date: 10th April, 2026 10:00 AM to 12:00 PM	0.86	0.09		
					1 P312	1,813
					2 P313	1,822
					3 P314	873
					4 P315	1,073
					5 P316	1,000
6 P318	1,809					

Forming part of Project "Marvel Ganga Sangria" constructed by the Borrower on all that piece and parcel of land or ground measuring 55,916.73 sq. mtrs. bearing Plot No. A out of the sanctioned layout in respect of the land measuring 67,950 sq. mtrs. bearing Survey No. 20/8/12/11/22/21/2 (earlier bearing Survey No. 20 Hissa No.8/1, Survey No. 21 Hissa No. 1, Survey No. 21 Hissa No.1/1, Survey No. 21 Hissa No.1/2, Survey No. 21 Hissa No.1/3, Survey No. 21 Hissa No.1/4, Survey No. 21/2, Survey No.22 Hissa No. 1, Survey No.22 Hissa No.1/1, Survey No. 22 Hissa No.1/2, Survey No.22 Hissa No.1/3, Survey No. 22 Hissa No.1/4, Survey No. 22/2 (Part) situate, lying and being at Village Mohammedwadi within the Registration Sub-District of Taluka Haveli, District Pune & within the extended limits of the Municipal Corporation of Pune, & which contiguous block measuring 55916.73 sq.mtrs has now been assigned Survey No.20/8/12/21/2 - Plot A, & which is bounded as follows that is to say: On or towards the East-By lands out of Survey Nos. 20, 21 & 22, Mohammedwadi, On or towards the South-By road On or towards the West-By road, On or towards the North-By land out of Survey No. 20, Mohammedwadi

Encumbrances: To the best knowledge of JMFCAR, there are no encumbrances attached to the above-mentioned Secured Assets. Not known to the Secured Creditor.

Note: Intending bidders shall give offer in the form of composite bid for the purchase of all commercial and residential units (as mentioned hereinabove). Bids for the individual property(ies)/units shall not be accepted. For detailed terms and conditions of the sale, please refer to the link provided on the Secured Creditor's website i.e. <https://www.jmfinancial.com/Home/AssetsForSaleORwww.bankauctions.in>

Please note that in case of any discrepancies, the notice for sale published in English will be considered as final.

Regards,
 Date: March 26, 2026 Authorized Officer
 Place: Pune JM Financial Asset Reconstruction Company Limited acting in its capacity as trustee of Real Estate May 2023 -Trust

ANAND RATHI Anand Rathi Global Finance Limited : Express Zone, A Wing, 8th Floor, Western Express Highway, Goregaon (E), Mumbai - 400 063 India

M/s. Adiraj Sales and Services (Borrower) Ref No: APPL00000328

POSSESSION NOTICE

Whereas, the Authorized Officer of the Anand Rathi Global Finance Limited, under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 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 (details specifically mention in table below, hereinafter Demand Notice) under Section 13 sub-section 2 of the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 calling upon the Borrower(s) (detail specifically mention in table below, hereinafter Borrower (s)) to repay the amount mentioned in the Demand Notice together with further and Future interest thereon at the contractual rate of interest together with costs and charges and other monies payable (if any) from the date of Demand Notice onwards, till the date of payment and/or realization by ARGFL within 60 days from the date of receipt of the Demand Notice (hereinafter Amount Due).

The Borrower (s) and Co-borrower (s) having failed to repay the Amount Due, this notice is hereby given to the Borrower mentioned herein below in particular and public in general that the undersigned has taken Symbolic possession of the properties / Secured Assets (as defined under the Demand Notice) described herein below in exercise of powers conferred upon him/her under sub-section (4) of section 13 of the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date specifically mention herein below.

The Borrower and Co-borrower (s) in particular and the public in general is hereby cautioned not to deal with the properties/ the Secured Assets and any dealings with the Properties / secured assets will be subject to the charge of Anand Rathi Global Finance Limited for an Outstanding Amount (specifically mentioned herein below) together with further and future interest thereon at the contractual rate of interest together with costs and charges and other monies payable (if any) till the date of payment and/or realization by ARGFL. The Borrower's attention is invited to the provisions of sub-section (8) of Section 13 of the Act in respect of the time available to redeem the secured assets.

Borrower (s) Name Address: M/s. Adiraj Sales and Services 254, Shukrawar Peth, Shinde Ali, Pune-411002

Co-borrower(s) Name Address : 1)M/s. Adiraj Industries 98/7, Hadapsar Industrial Estate, Hadapsar, Pune-411013 2) Mr. Sachin Pandurang Memane 3) Mrs. Karuna Sachin Memane 5 No. 18/1, Memane Building, Gondhale Nagar, Near Shankar Mandir, Hadapsar, Pune, 411028 4) Mr. Pandurang Sopan Memane Near Om Mini Market, Sr. No. 18, Gondhale Nagar, Hadapsar, Pune-411028 5) Mr. Elmath Memane 126, Bormal Vasti, Pargan Taluka, Purandar, Pargan Memane, Pune-412104.

Particulars	ROI	EMD
Principal Outstanding	13.00%	50,68,095
Legal Charges		2,88,476
Overdue Interest		79,986
Notice Charges		1,100
EMI Bounce Charges		43,780
Total Outstanding		54,82,247

Amount Due as per Demand Notice with further interest is applicable: Rs. 54,82,247/- (Rupees Fifty-Four Lakhs Eighty-Two Thousand Two Hundred Forty-Seven Only)

Date of Demand Notice: 15/01/2026
Loan Agreement No: APPL00000328
Date of Possession: 24th March, 2026

Property Address: All that piece and Parcel of Land Admeasuring 00 H 1 R along with Construction. Standing thereon admeasuring 121.12 Sq. mtrs. As per Gunthawari out of bearing Sr. No. 18/2C/1/3/3 situated at Hadapsar, Taluka Haveli, Dist. Pune which is bounded as follows: **By East:** By Common 10 Ft Road and Property of Shri Chandrakant Gonghale. **By West:** By Land of Sau. Chaudhari. **By South:** By Common 20 Ft. Road. **By North:** By Remaining 1 Ares Land out of Same S. No. 18/2C/1/3/3.

Date: 24th March 2026 Anand Rathi Global Finance Limited
 Place: Pune Authorized Officer

IDBI BANK IDBI Bank Ltd. Retail Recovery, IDBI House, 1st Floor, Dryaneshwar Paduka Chowk, F.C. Road, Shivaji Nagar, Pune- 411004. **POSSESSION NOTICE**

The authorised officer of IDBI Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under section 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 23-01-2023 calling upon the borrower Mrs. Bhagyashri Kantilal Shilke (Borrower) & Mr. Nitesh Bhagwan Shilke (Co-Borrower) to repay the amount mentioned in the notice being Rs. 18,89,198/- (Rupees Eighteen Lakhs Eighty Nine Thousand One Hundred Ninety Eight only) as on 10-10-2022 plus further interest and charges thereon within 60 days from the date of the receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken the Physical possession of the property by Tahsildar, Kher, Pune as per DM order no. 1887/एसआर/1195/2025 dated 18-09-2025 and Tahsildar order no. 38/का/रा/का/रा/37/2025 dated 24-02-2026 Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 24th day of March of the year 2026.

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 IDBI Bank Limited for an amount of Rs.18,89,198/- as on 10-10-2022 and interest & charges thereon. 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.

Name of the Borrowers / Property Holders and Loan Account No.	Date of Demand Notice	Date of Possession	Description of immovable property	Outstanding Amount as on date (Rs.)
Mrs. Bhagyashri Kantilal Shilke (Borrower) & Mr. Nitesh Bhagwan Shilke (Co-Borrower) LAN: 0522675100048073 & 0522675100048082.	23rd January 2023.	March 24, 2026 (Physical Possession)	All that piece and parcel of the premises i.e. Flat No.302 3rd Floor, A Building, Wing B, "Varad Residency", S.No 58, Hissa No 4 Rajgururamgar Tal-Khed Pune Pine Code-410505 admeasuring 39.85 Sq.mtrs Carpet area & Enclosed Balcony 3.70 Sq.mtrs & Open Balcony 2.95 Sq.Mtrs and Covered area 0.81 Sq.mtrs totaling 47.31 Sq.Mtrs or thereabouts, situated within the Village limits of Rajgururamgar, Khed Taluka Registration Sub-District Pune District and Registration District Pune in the State Maharashtra, together with all and singular the structures and erections thereon, both present and future.	Rs.18,89,198/- (Rupees Eighteen Lakhs Eighty Nine Thousand One Hundred Ninety Eight only) as on 10-10-2022 plus further interest and charges

Also the owner of the property are hereby informed that all moveable articles lying at the said property are completely at their risk. We will allow removal of these articles if owner contact us in time within 30 days of possession date, requesting the same. Any claim regarding any loss/damage of these articles will not be valid thereafter.

Place: Pune Sd/-
 Date: 26-03-2026 Authorized Officer

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 Authorized 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 Authorized 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.	Shivaji Das Landage/ Prabha Shivaji Landge/ 009-00900724/ Kolhapur	Rs. 27,10,755/- Rupees Twenty Seven Lakh Ten Thousand Seven Hundred Fifty Five Only.	12-03-2026	All That Piece And Parcel of Area Admeasuring 420 Sq.ft. of Flat No. G-01 on Ground Floor In The Building Known As Earth Yashoratra Constructed on Cts No.1013 Situated At Shaniwar Peth, Tal- And Dist- Satara, Which is Bounded As Under- on or Towards East- Parking, on or Towards South- Parking, on or Towards West- Streamlet, on or Towards North- Passage

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: March 26, 2026 Sd/- Authorized Officer,
 Place: Satara Muthoot Homefin (India) Limited

FEDBANK FINANCIAL SERVICES LIMITED **FEDBANK FINANCIAL SERVICES LTD.**
 Registered Office: Unit No. 1101, 11th Floor, Cignus, Plot No. 71 A, Powai, Pascoli, Mumbai - 400087

DEMAND NOTICE

The below mentioned Borrower and Co - Borrower(s) (collectively referred as "Borrowers") mortgaged their immovable property (securities) to Fedbank Financial Services Limited (hereinafter referred to as "Fedbank") and availed the Loan. The said Loan is classified as Non - performing Asset because the Borrowers have failed to repay the Loan amount. In this connection Fedbank has issued a Demand Notice respectively as mentioned below under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 to the addressee. The details are published here as an alternative service under Section 13(2) and Rule 3(1) of the Security Interest (Enforcement) Rules, 2002. You are requested to repay the amount mentioned in the Demand Notice and the accompanying interest within 60 days of the publication of this notice. In case of failure to do so, the signatory shall take such appropriate action under Section 13(4) and 14 of the Act on the said property to safeguard the interest of the Fedbank. Details of Loan Number, Borrowers, Demand Notice sent under Section 13(2), amount requested and details of immovable property are given below.

Sr. No.	Name of the Borrower / Co-Borrowers Property Holders as the case may be	Description Of Secured Assets / Mortgage Property	Dt. of Demand Notice U/s. 13(2) & Total O/s.
1	Loan Account No. FEDKGB0H0513356 1.AKASH KRUSHNAT KAMBLE (Borrower) 2.VAISHALI KRISHNAT KAMBLE (Co - Borrower)	ALL PIECE AND PARCEL OF MORTGAGED PROPERTY BEARING FLAT NO 102 D WING, ADMG 46.46 SQ MTR I.E., 500 SQ FT, FIRST FLOOR, LANDAGE HEIGHTS, CS NO 1893, D, WARD, SUB DIST KARVEER DIST KOLHAPUR-416003, MAHARASHTRA. Bounded By: East: STAIRCASE, LIFT & PASSAGE, West: C S NO 1896, North: GOVERNMENT ROAD, SOUTH: PROPERTY OF GAWALI	09/03/2026 Rs. 2023282/- (Rupees Twenty Lac Twenty Three Thousand Two Hundred Eighty Two Only) as on 9/3/2026 NPA : 04/09/2025
2	Loan Account No. FEDSOLSTL0533007 1.CHANDRAKANT KACHARU PAWAR (Borrower) 1.SONALI CHANDRAKANT PAWAR (Co - Borrower)	ALL PIECE AND PARCEL OF MORTGAGED PROPERTY BEARING PROPERTY NO 1279 ADMG 167.28 SQ MT SITUATED AT AMBEL, PANDHARPUR, DIST SOLAPUR-413304, MAHARASHTRA. Bounded By: East: MACHICHA KOLI, West: VINOD PAWAR, North: BABURAO PAWAR, South: ROAD	09/03/2026 Rs. 2008442/- (Rupees Twenty Lac Eight Thousand Four Hundred Forty Two Only) as on 9/3/2026 NPA : 04/02/2025
3	Loan Account No. FEDBAASTL0509142 1.MAHESH RANJIT NIKAM (Borrower) 2.RANJIT NAMDEV NIKAM (Co - Borrower) 3. MININATH RANAJIT NIKAM (Co - Borrower)	ALL PIECE AND PARCEL OF MORTGAGED PROPERTY BEARING GRAM PANCHAYAT MILKAT NO -674 AREA ADMEASURING 56 X 37 RCC CONSTRUCTION OUT OF GAT NO 387, LAND AREA 00H10R AT MADANWADI, TAL-INDAPUR, DIST PUNE, MAHARASHTRA-413106. BOUNDED BY: EAST: PROPERTY OF NACHATHI KISAN DHAWALE WEST: ROAD NORTH: PROPERTY OF DATATRYVA ARJUN GAIKWAD SOUTH: PROPERTY OF NVRUTEER BANDGAR	09/03/2026 Rs. 2011463/- (Rupees Twenty Lac Eleven Thousand Four Hundred Three Only) as on 9/3/2026 NPA : 06/03/2026
4	Loan Account No. FEDWJRJSTL0515528 1.GIRISH NARAYAN KAWADE (Borrower) 2.VISHAL NARAYAN KAWADE (Co - Borrower) 3.N M KAWADE (Co - Borrower)	ALL PIECE AND PARCEL OF MORTGAGED PROPERTY BEARING SURVEY NO 3, HISSA NO. 4/1/7 TOTAL ADMG 00 H 3 R ASSESSED AS 00 RS. 18 PAISE OUT OF LAND MEASURING 00H 01 R I.E., 1000 SQ FT, OUT OF LAND WHICH IS GONE FOR ROAD WINDING ADMEASURING 150 SQ FT REMAINING LAND MEASURING 850 SQ FT WHICH IS SITUATED AT VILLAGE DHANKAWADI, TALUKA HAVELI, PUNE-411043, MAHARASHTRA. Bounded By: East: Balance Property of Same Survey No West: Colony Road North: Remaining Part of Same Survey No South: Remaining Part of Same Survey No	09/03/2026 Rs. 2079130/- (Rupees Twenty Lac Seventy Nine Thousand One Hundred Thirty Only) as on 9/3/2026 NPA : 06/03/2026
5	Loan Account No. FEDKGB0H0495729 & FEDKGBSTL0495730 1.KUMAR PRAKASH KULKARNI (Borrower) 2.KAVITA KUMAR KULKARNI (Co - Borrower)	ALL PIECE AND PARCEL OF MORTGAGED PROPERTY BEARING GAT NO 1024 ADMG 0.0115 H. R, KHOCHI, TAL HATANGLE DIST KOLHAPUR-416110, MAHARASHTRA. Bounded By: East - Remaining Property Owned by Sachin Mahadwar Sutar in same survey no West - Remaining Property Owned by Ilai Dadu Desai in same survey no 05 North - Remaining Property owned by Bapuso Padmanna Magdum in same survey no South - 10 Feet Wide Road	09/03/2026 Rs. 2015401/- (Rupees Twenty Lac Fifteen Thousand Four Hundred One Only) as on 9/3/2026 i.e., Rs. 801324/- (Rupees Eight Lac One Thousand Three Hundred Twenty Four Only) in Loan Account No. FEDKGBSTL0495730 NPA : 06/04/2025

The borrower(s) are hereby advised to comply with the Demand Notice(s) and to pay the demand amount mentioned therein and herein above 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 Fedbank 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, Fedbank shall be entitled to exercise all the rights under section 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. Fedbank 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), Fedbank 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 Fedbank. This remedy is in addition and independent of all the other remedies available to Fedbank 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 Fedbank 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.

Place: PUNE, Dated: 26-03-2026 Sd/- Authorised Officer - For Fedbank Financial Services Limited

यूनियन बँक Union Bank of India
 PUNE MAIN BRANCH
 ADITI COMMERCE CENTRE, 2406, LIC BUILDING, GENERAL THIMMAYA ROAD, EAST STREET, CAMP, PUNE - 411001
 E-MAIL : UBIN0901326@SARFAESIAINDIA.BANK

DEMAND NOTICE ISSUED U/S.13(2) OF SARFAESIA, 2002

Ref: UB/PM/AIN/ADV/2025-26 Date: 17/03/2026

To,

M/s Dattakrupa Construction Proprietor Mrs. Pranita Bhausaheb Takate A2-503, Haritship, Rahatani, Kalewadi, Pune-411017	Mr Utarkash Balasaheb Patil Flat No 1004,A2 Building, Prism Apartment, Berman Circle, Aundh, Pune 411007
Mrs. Pranita Bhausaheb Takate (Property owner) A2-503, Haritship, Rahatani, Kalewadi, Pune-411017	Mrs. Pranita Bhausaheb Takate (Property owner) Row House No A-33, East Manchester Homes, Plot No 72, Behind Jilha Soot Girani East side area of Ichalkaranji, Sangli Road, Tal Shirol Kolhapur-416121

Sir,
 SUB: Enforcement of Security Interest Action Notice- In connection with M/s Dattakrupa Construction, Proprietor Mrs. Pranita Bhausaheb Takate with us (Pune Main Branch) - Classified as NPA

We have to inform you that your account M/s Dattakrupa Construction, Proprietor Mrs. Pranita Bhausaheb Takate (A/C No. 56510100006396) has been classified as NPA account on 28/05/2025, pursuant to your default in making repayment of dues/installment/interest as on 28/02/2026 a sum of Rs.10,21,341.32 (Rupees Ten lakhs twenty one thousands three hundred and forty one and paise thirty two only) is outstanding in your account as shown below:

Type of Facility	Outstanding amount as on date of i.e. as on 28.02.2026	Un applied interest	Penal Interest (Simple)	Cost/Charges incurred by Bank.	Total dues
Overdraft	Rs. 10,21,341.32	0.00	0.00	0.00	Rs. 10,21,341.32
Total Dues:	Rs. 10,21,341.32				Rs. 10,21,341.32
Total Dues: Rs. 10,21,341.32 (Rupees Ten lakhs twenty one thousands three hundred and forty one and paise thirty two only)					

In spite of our repeated demands, you have not paid any/required amounts towards the amount outstanding in your account. Hence, you have not discharged your liabilities.

We do hereby call upon you in terms of section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 to pay a sum of Rs. 10,21,341.32 (Rupees Ten lakhs twenty one thousands three hundred and forty one and paise thirty two only) together with interest from 28/05/2025 at contractual rate with monthly rest/ as per the terms and conditions of loan document, executed by you and discharge your liabilities in full within 60 days from the date of receipt of this notice, failing which we shall be constrained to enforce the following securities created by you in favour of the bank by exercising any or all of the rights given under the said Act.

Detail of Secured Asset :

All the piece and parcel of property bearing Row House No.A-33 within the residential project/Complex named East Manchester Homes having constructed area of 94.29 Sq.mtrs (i.e. 1014.65 Sq.ft) along with Terrace 13.48 Sq.mtrs. situated over Plot No 72 out of the Sanctioned layout of the land admeasuring 06H 48.56R carved out of larger land bearing Gat. No.473A totally admeasuring 28H 50R lying and situated at village Yedraw within the Registration District of Kolhapur Sub-Registration District Ichalkaranji & Taluka Shirol within the limits of Kolhapur Zilla Parishad, Taluka Panchayat Samiti Shirol and within the local limits of Grampanchayat Yedraw and which property is bounded as under:

On or Towards East:By Road, On or Towards South:By Row House No A-32, On or Towards West:By Row House No.A-8, On or Towards North By Row House No.A-34

All the piece and parcel of property bearing Row House No.A-34 within the residential project/Complex named East Manchester Homes having constructed area of 94.29 Sq.mtrs (i.e. 1014.65 Sq.ft) along with Terrace 13.48 Sq.mtrs. situated over Plot No 72 out of the Sanctioned layout of the land admeasuring 06H 48.56R carved out of larger land bearing Gat. No.473A totally admeasuring 28H 50R lying and situated at village Yedraw within the Registration District of Kolhapur Sub-Registration District Ichalkaranji & Taluka Shirol within the limits of Kolhapur Zilla Parishad, Taluka Panchayat Samiti Shirol and within the local limits of Grampanchayat Yedraw and which property is bounded as under:

On or Towards East:By Road, On or Towards South:By Row House No A-33, On or Towards West:By Row House No.A-7, On or Towards North By Row House No.A-35

Please note :
 Therefore You are hereby called upon in terms of section 13(2) of the Securitisation and Reconstruction of Financial Assets and enforcement of Security Interest Act, 2002, to pay a sum of **Rs. 10,21,341.32 (Rupees Ten lakhs twenty one thousands three hundred and forty one and paise thirty two only)** together with further interest and charges at the contractual rate as per the terms and conditions of loan documents executed by you and discharge your liabilities in full within 60 days from the date of receipt of this notice, failing which, we shall be constrained to enforce the aforesaid securities by exercising any or all of the rights given under the said Act.

As per section 13 (13) of the Act, on receipt of this notice you are restrained /prevented from disposing of or dealing with the above securities without the consent of the bank.

Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI in respect of time available, to redeem the secured assets.

Yours faithfully,
 AUTHORISED OFFICER

OMKARA ASSETS RECONSTRUCTION PVT. LTD.
 CIN: U67100TT2014PTC020363
 Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028.
 Email: zuber.khan@omkara.com/abhishhek.joshi@omkara.com Tel.: 022-69231111 | Authorized Officer M no.: +918657969231

[Appendix -IV-A] [See proviso to rule 8 (6) r/w 9(1)]
PUBLIC NOTICE FOR E-AUCTION 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 ("SARFAESI Act") 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 property mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorized Officer of OMKARA ASSETS RECONSTRUCTION PVT. LTD. (OARPL) Further, OARPL (acting in its capacity as Trustee of OMKARA PS 30/2021-22 Trust) has acquired entire outstanding debts of the below