

SMFG India Home Finance Co. Ltd.
Corporate Off.: 503 & 504, 5th Floor, G-Block, Inspire BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai - 400051
Regd. Off.: Commercial IT Park, Tower B, 1st Floor, No. 111, Mount Poonamallee Road, Porur, Chennai - 600116, TN

POSSESSION NOTICE FOR IMMOVABLE PROPERTY [(Appendix IV) Rule 8(1)]
WHEREAS the undersigned being the Authorized Officer of SMFG India Home Finance Co. Ltd. a Housing Finance Company (duly registered with National Housing Bank (Fully Owned by RBI)) (hereinafter referred to as "SMHFC") under 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 the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that the undersigned has **Taken Possession** of the property described herein below in exercise of powers conferred on me under sub-section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned herein above in particular and the public in general are hereby cautioned not to deal with said property and any dealings with the property will be subject to the charge of "SMHFC" for an amount as mentioned herein under and interest thereon.

Sl. No.	Name of the Borrower(s) / Guarantor(s) LAN	Description of Secured Assets (Immovable Property)	Demand Notice Date & Amount	Date of Possession
1.	Lan :- 601938011702300 1. Rajendra Ananda Kumbhar 2. Pooja Rajendra Kumbhar	All that piece and parcel of Flat No. 403 On Fourth Floor, Area Admeasuring 42.84 Sq Mtrs In Project Known As 24 Carat Gold, Out Of 1 - Na Plot No. 34 Area Admeasuring 283.75 2 - Na Plot No. 33 Area Admeasuring 290.63 Out Of Survey No 106/1, Situated At Village - Vadgaon, Tal - Maval, Dist - Pune. East: 30 Ft Colony Road, West: Survey No. 99, North: Plot No. 32, South: Plot No. 35.	10.10.2025 Rs. 24,30,143.81/- (Rs. Twenty-Four Lakh Thirty Thousand One Hundred Forty-Three & Paise Eighty-One Only) as on 06.10.2025	12.01.2026

Place : Pune, Maharashtra
Date : 12.01.2026

Sd/-
Authorized Officer,
SMFG INDIA HOME FINANCE CO. LTD.

RBL BANK LTD.
Administrative Office: 1st Lane, Shahpuri, Kolhapur-416001.
Branch Office at: 9th Floor, Techniplex-1, Off Veer Savarkar Flyover, Goregaon (West) Mumbai-400 062.

Securitisation Notice under S. 13(2) of SARFAESI Act, 2002.

We, RBL Bank Limited the secured creditor of Applicant & Co-Applcant mentioned in below mentioned columns, do hereby inform you all that your account has been classified as Non-performing Account (NPA) in pursuant to the defaults in making payment / repayment of principal and interest and the amount mentioned in the below mentioned columns is now due and payable by you as on the date of the notice, together with further interest thereon to RBL Bank Ltd. In spite of our repeated demands, you have failed and neglected to make payment / amount(s) outstanding in your account(s) and you have not discharged your liabilities. We, therefore, issued notice under section 13(2) of Chapter III of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, demanding payment of the amounts together with further interest applicable at the contracted rates, costs, charges, other moneys to discharge your liabilities in full within 60 days from the date of the notice.

Loan Account Nos., Name of the Borrowers, 13(2) Notice details and Symbolic Possession Date	Mortgaged Property Details
1) Mr. Pralhad Jabaji Mandage (Applicant & Mortgagor) 2) Mrs. Suman Pralhad Mandage (Co-Applcant & Mortgagor) 3) Mr. Mahesh Pralhad Mandage (Co-Applcant) Addresses for Correspondence 1) Office No.204, 2nd Floor, The Melange, S. No. 391/1 and 391/2, CTS. No. 2258, Village-Bhosani, Taluka Haveli, District Pune 411034. 2) Flat No.203, 2nd Floor, Vasanti Apartment, Lane No.30/31B, Survey No.13/1, Ganesh Nagar, Dhayari, Pune 411041. Loan Account Number :- 809008020474 Loan Amount :- Rs. 91,00,000/- NPA Date :- 03/01/2026 13(2) Notice dated :- 09/01/2026 13(2) Notice amount :- Rs.91,43,182/-	Description of Property Property owned by Mr. Pralhad Jabaji Mandage & Mrs. Suman Pralhad Mandage All that piece and parcel of Commercial Property bearing Office No.204, 2nd Floor (admeasuring about 952 sq. fts. + terrace admeasuring about 172 sq. fts. + Stack Car Parking Slot no.45), The Melange, The Melange Commercial Premises Co-operative Society Limited, Survey No. 391/1 and 391/2, City Survey No. 2258, Village- Bhosani, Taluka Pimpri Chinchwad, District Pune 411034, which is bounded and surrounded by On or towards East-Office No.205, On or towards South-Terrace Old Mumbai Pune Highway, On or towards West-Office No.203, On or towards North-Society Passage.

Now the authorized officer of RBL Bank Ltd. do hereby publish the contents of the above demand notice as provided under the Rules for discharge your liabilities in full, failing which, we shall, without any further reference, be constrained to enforce the above-mentioned security created by you in our favour by exercising any or all the rights given under the said Act.

Please note that this publication is made without prejudice to such rights and remedies as are available to RBL Bank against the borrower and the guarantors of the said financial under law. You are further requested to note that as per section 13(13) of the said Act, you are restrained/prohibited from disposing of or dealing with the above security or transferring by way of sale, lease or otherwise of above secured asset, without our prior written consent.

Place : Pune
Date : 12/01/2026

Sd/-
RBL Bank Ltd.
Authorized Officer

Altum Credo
Regd. Office: Floor No. 7, Kalpataru Infinita, Wakdevadi, Shivajinagar, Pune - 411005, Maharashtra (India)

APPENDIX IV POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)
The undersigned being the authorized officer of Altum Credo Home Finance Pvt. Ltd., (ACHFL), Under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act, 2002") and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Enforcement Rules"), Demand Notice(s) issued by the Authorized Officer of the company to the Borrower(s) / Co-Borrower(s) and Guarantor(s) (collectively referred to as the "Borrowers") mention herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to Borrowers and the public in general that the under signed has taken symbolic / physical possession of the property described herein below in superize of powers conferred upon him under Sub-section(4)of Section 13 of the said act read with Rule 8 of the Security Interest Enforcement rules, 2002. The borrower's attention is invited to provision of sub-section (8) of section 13 of the Act, in receipt of time available, to redeem the secured assets. The borrowers in particular and the public in general are hereby caution not to deal with the property and any dealings with the property will be subject to the charge of ACHFL for an amount mention herein under with the interest thereon.

Name of Borrower(s)/ Co-Borrower(s) and Guarantor(s)	Loan A/c No.
1. Aniket Anil Koli (Applicant), 2. Anil Shishaji Koli (Co-applcant), LAN- 10820432300077	

Description of Secured Asset
All that piece and parcel of property bearing Ward No. 2, Grampanchayat Malmatta Mikat No. 1493/7, admeasuring total area 92.93 Sq. Mtrs., situated at Budhgaon, Taluka Miraj, District Sangli, within the limits of Grampanchayat Budhgaon and bounded as follows: **East : Adjacent Malmatta Mikat No. 1493/6. West : Property of Adjacent Malmatta Mikat No. 1493/8, South: Property of Pruthviraj Shankar Shinde, North: Adjacent Road.**

Date of Demand Notice and Amount
10-10-2025 / Rs. 2,11,905/- (Rupees Two Lakh Eleven Thousand Nine Hundred Five Only)

NPA Date - 28-09-2025 **Date of Possession - 08-01-2026**

STATUTORY NOTICE TO BORROWERS/ CO-BORROWERS AND GUARANTORS
Borrower(s) / Co-Borrower(s) and Guarantor(s) are hereby put to caution that the property may be sold at any time hereinafter by way of public auction/tenders and as such this may also be treated as a notice under Rule 6.8 & 9 of Security (Interest) Enforcement Rules, 2002.

Place : Sangli, Maharashtra
Date : 13.01.2026

Sd/-
Authorized Officer
Altum Credo Home Finance Pvt. Ltd. (ACHFL)

AAVAS FINANCIERS LIMITED
(CIN:L65922RJ2011PLC034297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

AUCTION NOTICE
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) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of **AAVAS FINANCIERS LIMITED** Secured Creditor, will be sold on "AS is where is", "As is what is", and "Whatever there is" basis. The details of the cases are as under:

Name of Borrowers/ Co-Borrowers/Mortgagors	Dues As on	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	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
Mandar Arun Joshi, Mr. Arun Mangalmurti Joshi, Mrs. Aparna Arun Joshi Guarantor : Mr. Kishor Bhausaheb Khedekar (AC NO.) : LNAHD01416-170029189	Rs. 58,21,506.00/- Dues as on 10 Jan 2026	20 Jul 19 Rs. 1618904.41/- Dues as on 20 Jul 19	20 Feb 20	Plot No. 8, 9, 10, 11, Survey No. 583/12/8/9/10/11, Flat No. 8, 1st Floor, Sai Chitra Residency, Mouza - Rahuri(Bu), Taluka & District Ahmednagar, Maharashtra. Admeasuring 68.77 Sq. Mtrs.	Rs. 1036000/-	Rs. 103600/-	11.00 AM TO 01.00 PM 13 Feb 2026	Office No. 8, 1st Floor, Amardheep Complex, above Laptop Bazaar, Sarjapura, Ahmednagar-414001, Maharashtra-India
Kaleem Ahmad Khan, Mrs. Reshma Khan (AC NO.) : LNHDP00719-30033462	Rs. 85,88,773.00/- Dues as on 10 Jan 2026	7 Apr 22 Rs. 4783583/- Dues as on 5 Apr 22	2 Dec 22	Property Situated At Constructed On Survey No 24, Hissa No. 8, Situated At Dhanori, Tal Haveli, Dist Pune, Maharashtra Admeasuring 200 Sq. Mtrs	Rs. 2512000/-	Rs. 251200/-	11.00 AM TO 01.00 PM 13 Feb 2026	Office No. L-218 , 1st Floor, Wing - 'I', Megacenter, Near Magapatta Fly Over, Solapur Road, Hadapsar, Pune-411028, Maharashtra-India

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribber "Tender Offer for name of the property" on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED The inter-se bidding, if necessary may also take place among the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. 3). The Authorized officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4). For inspection and interested parties who want to know about the procedure of tender they may contact AAVAS FINANCIERS LIMITED 201,202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur-302020 and Ugarsen Rinwa - 9875895867 or respective branch during office hours. **Note:** This is also a 15/30 days notice under Rule 9(1)/8(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing dues are not repaid in full.

Place : MAHARASHTRA Date : 13-01-2026

Authorized Officer Aavas Financiers Limited

SHUBHAM HOUSING DEVELOPMENT FINANCE CO. LTD.
Corporate Office : 425, Udyog Vihar Phase IV, Gurugram-122015 (Haryana)
Ph.: 0124-4212530/31/32, E-Mail : customercare@shubham.co Website : www.shubham.co

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY(IES)
Sale Notice for sale of immovable properties as per proviso to Rule 8(6)/ 9(1) and Appendix-IV-A) (Under Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002)

Whereas the undersigned being one of the Authorized Officer of the Shubham Housing Development Finance Company Limited (hereinafter called the Company) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act) and in exercise of powers conferred under Section 13(2) read with rule 9 of the Security Interest (Enforcement) Rules, 2002 (The Rules) issued demand notices calling upon the borrowers, whose names have been indicated in column (C) below on dates specified in column (D) written against each of them, calling upon them to repay the outstanding amount indicated in column (E) below with 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken voluntary surrendered/possession of the property mortgaged with the company, described column (F) herein below, to recover the said outstanding amount, in exercise of powers conferred on me under section 13(4) of the Act read with Rule 9 of the Rules on the date mentioned in column (H).

The Borrower In particular and the public in general be hereby cautioned not to deal with the properties mentioned in column (F) below and any dealings with these properties will be subject to the charge of the Shubham Housing Development Finance Company Limited for an amount mentioned in column (G)

Now, the borrower and the public in general is hereby also informed that the said properties would be sold by public auction on date, time and venue as specified in column (K) against each of the property by inviting bids in the sealed envelopes as per the procedure and terms and conditions stated below:

S. No.	Application Number	Name & Address of Applicant	Date of Notice u/sec13(2)	Demand Notice Amount	Property detail	Current due Amt (As on 05-01-2026)	Date of Possession & Possession Status	Reserve Price	EMD (Rs.) (10% of RP)	Date, Time & Place of Auction
1	0SAT2112 00000504 1801	Babalu Sampal Vaydande, Alka Babalu Vaydande, Plot No.1 Pawar Colony Shahupuri VTC Satara Po Satara City Sub Dist Satara Atate Maharashtra -415002	22-03-2024	₹ 10,85,574/-	Miklat No. 2405, Gat No.-185/6B/2, Village- Kondve Tal. & Dist. Satara Maharashtra-415001	₹ 15,55,817/-	30-10-2025 (Physical Possession)	₹ 15,97,480/-	₹ 1,59,748/-	13-02-2026, 10:00 AM to 4:00 PM Office No.301, 3rd Floor, Mangalmurti Complex, Shukrawar Pune, 411002
2	0KVN2312 00000507 4269	Vishal Almaram Tupe, Sunita Almaram Tupe No 4 Galli No.9 Near Ganesh Mandir Janta Vasahat Parvati Pune Maharashtra -411009	10-06-2025	₹ 12,12,140/-	Flat No.401, 4th Floor, Sangharsh Apartment Near Datta Mandir Katraj Nagar Off Gujarwadi Road Survey No 38 Hissa No1/ 8B, Katraj, Pune, M.H. - 411046 / Area 300 Sq.Ft / Boundary (East - By Staircase, West - By Entrance & Passage, North- By Road, South - By Flat No.402)	₹ 13,67,077/-	30-08-2025 (Physical Possession)	₹ 11,82,560/-	₹ 1,18,256/-	

Note: To the knowledge of the company, there is no encumbrance on the above property.

Terms and conditions of auction sale notice

PROCEDURE AND TERMS & CONDITIONS OF PUBLIC AUCTION BY INVITING BIDS:-

- The property can be inspected on 11-02-2026, 10:00 AM to 4:00 PM.
- Sale is subject to the conditions prescribed in SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder as also subject to conditions in the offer/bid documents to be submitted by the intending/participating bidders.
- The bids shall be submitted in a sealed envelope to the office of undersigned along with a Demand Draft/Pay Order towards the Earnest Money Deposit favouring Shubham Housing Development Finance Company Limited, payable locally. The Earnest money deposit shall not carry any Interest. Along with Bid form the proposed bidder shall also attach his/her identity proof/ KYC norms and proof of residence such as copy of the passport, Aadhar Card, election commission card, ration card, driving license etc. and a copy of the PAN card issued by the Income tax department.
- Last date to submit the bid along with Earnest Money Deposit is on or before 12-02-2026, 10 AM to 4 PM.
- In no eventually the property would be sold below the reserve price indicated against each of the property.
- On the date of sale all the bids so received would be opened and the bid of the highest bidder, provided it is above the reserve price, may be accepted by the company. However the bidders personally present at the auction site shall have the right to higher their bid price, subject to a minimum of Rs. 5,000/- (Rupees Five Thousand Only) and in the event of higher bid price being offered the company shall have the right to accept the same. Thereafter, the Purchaser will be required to pay deposit of 25% (Twenty-five percent) of the sale price, after adjusting the earnest money deposit, immediately at the fall of hammer with the undersigned upon receipt of said amount the company will confirm the acceptance of the bid. The request for extension of time may be allowed by the Authorised officer at his sole discretion subject to such terms and conditions as may be deemed fit and proper by him. In the event the highest bidder fails to tender 25% of the bid amount immediately at the fall of hammer then the earnest money deposited by the highest bidder will be forfeited and the property would be offered to the second highest bidder. The balance amount of the purchase price shall be paid by the Purchaser to the undersigned on or before the fifteenth day of confirmation of the sale of the said property or such extended period as maybe agreed upon in writing by the parties. In default of payment & within the time as mentioned above, the company shall be at liberty to forfeit the Earnest Money Deposit and/or any other deposit made by the purchaser and proceed with re-auction of the Property. That defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which may be subsequently sold.
- All the payments shall be made by the purchaser by means of the Demand Draft/Pay Order favouring Shubham Housing Development Finance Company Limited.
- On receipt of the sale in full, the company shall be issuing a Sale Certificate in favour of the purchaser and would hand-over the possession of the property to the Purchaser.
- The said Immovable Property described in the Schedule shall remain and be at the sole risk of the Purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the Confirmation of the sale by the undersigned authorised officer. The Purchaser shall not be entitled to annul the sale on any ground whatsoever.
- The Demand Draft/Pay Order deposited towards the earnest money shall be returned to the unsuccessful bidders.
- For all the purposes sale of these Properties is strictly on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS/AND WITHOUT ANY RECOURSE BASIS". The company is not aware of any encumbrances of any nature whatsoever on the aforesaid properties.
- All expenses relating to Stamp Duty, Registration Charges, Transfer Charges, Mutation charges and any other charges in respect of the above referred property shall be borne by the Purchaser only.
- The Authorised officer is not bound to accept the highest offer or any or all offers/bid(s) and the company reserves its right to reject any or all bid(s) without assignment any reasons thereof.
- No person other than the bidders themselves or their duly authorised representative shall be allowed to participate in the sale proceedings on presentation of authority letter.
- In case all the dues together with all cost charges and expenses incurred by the company are tendered or settled by the above named borrowers at any time before the date fixed for sale of the property, under Sec13(8) of the Act, then the property will not be sold and all the bids received from the prospective bidders shall be returned to them without any liability/claim against the company.
- This notice is also a notice to above said Borrowers under Rule 8(6) and APPENDIX IV A of the security Interest Enforcement Rules 2002 to the Customer at their respective address as mentioned in column "C" & "F".
- For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.shubham.co.
- For further information, clarity or any assistance, same can be approached to Authorized Officer- D S Chavan at Mob. No. 9698961964.

Date : 12-01-2026
Place: Gurgaon

Authorized Officer
Shubham Housing Development Finance Company Limited

PUBLIC NOTICE
It is brought to the notice of the public at large that my client Mr. Neeti Raj Singh Rawat R/at: B-2, Flat No. 4, Aditya Breeze Park, Balewadi, Tal. Haveli, Dist. Pune - 411045, had misplaced/lost original copy of Apartment Deed dated 04/09/2010 registered in the office of Haveli No. 02, Document No. 7713/2010 on 04/09/2010. The said Deed of Apartment pertains to Flat/Apartment No. 4 in Building No. "B-2", situated on First Floor, area admeasuring 76.05 Sq.Mtrs., (Carpet), Alongwith One Covered Car Parking Space, area admeasuring 12 Sq. Mtrs., in the Project known as "ADITYA BREEZE PARK" having PMC Miklat No. OA/OA/01013060.00 and MSEDCL Consumer No. 16022087246, constructed on property bearing Survey No. 1 Hissa No. 2, 3, 4/1, 4/2, and as per the Sanctioned Layout on Plot No. 5, situated at village Balewadi, Taluka Haveli and District Pune, and within the local limits of Pune Municipal Corporation and within registration limits of Sub-Registrar Haveli. That my client has lodged an online Police Complaint bearing it's No. Lost Report No: 4474/2026, regarding the said lost document. The document holds significant value to the owners and any help in its retrieval will be sincerely appreciated. If you have found the Deed of Apartment or possess any information about its location, please contact to MR. NEETI RAJ SINGH RAWAT R/at: B-2, Flat No. 4, Aditya Breeze Park, Balewadi, Tal. Haveli, Dist. Pune -411045, or else call on Mobile No. +91 9634996353. This Notice Dt:- 12/01/2026 Adv. Shrikant Babasaheb Sathe O/at:- RH No. 88, Gate No. 4, Roseland Residency, Kunal Icon Road, Pimple Saudagar, Pune - 411027. M. 9860720988

HERO HOUSING FINANCE LIMITED
Regd. Office: 09, Community Centre, Bassant Lok, Vasant Vihar, New Delhi - 110057 Phone: 011 49267000, Toll Free Number : 1800 212 8800, Email: customer.care@herohfl.com Website: www.herohousingfinance.com | CIN: U65192DL2016PLC031488 Contact Address: 3rd Floor, 301 to 304, A-wing, Kapil Tower, Dr Ambedkar Road, Near RTO office, Pune, Maharashtra - 411001.

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)
(As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002)
Whereas, the undersigned being the Authorized Officer of the Hero Housing Finance Limited, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notices as mentioned below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice. The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular and the public, in general, that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said Rules. The borrower, in particular, and the public in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Hero Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date mentioned below. The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets

Loan Account	Name of Obligor(s)/ Legal Heir(s)/ Legal Representative(s)	Date of Demand Notice /Amount as per Demand Notice	Date of Possession (Constructive/ Physical)
HHFPMH0022300043775	Legal Heirs of Late Gajanan Sambhaj Suryavanshi, Pallavi Gajanan Suryavanshi	30-Oct-2025 Rs.367428/- as on date 30.10.2025	09.01.2026 (Symbolic)

Description of Secured Assets/Immovable Properties: All the piece and parcel of the Land Area Admeasuring 0.10.93 R of the Total Area Admeasuring 000 H 72 R Out Of The Gat No. 524/1 Situated At Village- Anand Devachi, Taluka- Khed, District- Pune Towards East- Property of Shri Santosh Ghundane, Towards South- Property of Shri Umesh Thorwe, Towards West- 17 Ft Wide Road, Towards North- Property of Shri Shrinath

Date: - 13.01.2026
Place: - Pune

Sd/-
Authorized Officer For Hero Housing Finance Limited

easy EASY HOME FINANCE LIMITED
Reg. Office: 302, 3rd Floor, Savoy Chambers, Dattatray Road & V. P. Road (EXTN.), Santacruz West, Mumbai - 400054. CIN: U74999MH2017PLC227819
Website: www.easymfc.com | Email: contact@easymfc.com
Toll Free: 1800 22 3279 | Tel: +91 22 3550 3442 | Tel: +91 22 3521 0487

PHYSICAL POSSESSION NOTICE

To, Name : Mr. Suresh Adikarav Pokale (Applicant)
Residential Address - H. No. 5231 Laxmi Nagar, Tardal, Ichalkaranji Tal. Hatkanangle Dist. Kolhapur, Laxmi Nagar, 416145 Mobile No :- +917721036432
Co-Applcant 1 - Mrs. Sunita Suresh Pokale
Residential Address - H.No.5231 Laxmi Nagar, Tardal, Ichalkaranji Tal. Hatkanangle Dist. Kolhapur, Laxmi Nagar, 416145 Mobile No :- +91943467209
Address : Gat No 585, Miklat No 5667, At Post Mouje Tardal, Laxmi Nagar, Ichalkaranji Tal. Hatkanangle Kolhapur.

WHEREAS
The undersigned being the Authorized Officer of Easy Home Finance Limited under the Securitisation 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 June 12, 2025 calling upon you to repay the amount mentioned in the Notice being Rs. 5,72,573/- (Rupees Five Lakh Seventy-Two Thousand Five Hundred Seventy-Three only) against your Loan Account No. HL00003442 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 Easy Home 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 12th January year 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 Easy Home Finance Limited for an amount of Rs. 5,72,573/- (Rupees Five Lakh Seventy-Two Thousand Five Hundred Seventy-Three only) due as on June 11, 2025 with further interest thereon from June 12, 2025 till payment thereof.

DESCRIPTION OF THE PROPERTY
All that part and parcel of the property bearing Plot/House situated at Gat No 585, Miklat No 5667, At Post Mouje Tardal, Laxmi Nagar, Ichalkaranji Tal- Hatkanangle Kolhapur.

Place : Maharashtra
Date : 12th January, 2026

Sd/- Authorized Officer
EASY HOME FINANCE LIMITED

IDBI BANK IDBI BANK LTD., RETAIL RECOVERY POSSESSION NOTICE
Pride House, Second Floor, University Circle, Ganeshkhind, Pune, Maharashtra-411016
CIN: L65930MH2004G01481838

Where as the undersigned being The Authorized Officer of IDBI Bank Ltd., under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, (the Act), and in exercise of the powers conferred under Section 13 (2) read with rule 3 of Security Interest (Enforcement) Rules, 2002, (the Rules), issued a demand notice under Section 13 (2) to borrowers, as listed below, calling upon the borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrowers mentioned below having failed to repay the said amount, the notice is hereby given to the borrowers mentioned below and the public in general, that the Authorized Officer has taken Symbolic Possession of the property mortgaged, in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002, on the date of possession against name of borrowers as detailed below. The borrowers in particulars and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the IDBI Bank Ltd., for an amount mentioned below and interest and charges thereon. The borrowers 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.

Sl. No.	Name of the Borrowers/ Mortgagors / Loan A/c No.	Date of Demand Notice	Date of Possession	Description of immovable property	Outstanding Amt. (Rs.) as on date
1	Mr. ANAND KAMALAKAR VASHITA & Mrs. SWAPNA ANAND VASHITA 0460675100011776 6 046067510001185	09-0ct-25	09-01-2026 (Symbolic Possession)	All that piece and parcel of commercial office, Unit No.505, 5th floor, Building: Krish Landmark, S.No.13/1 A/2/3, 6 others Kharadi, Haveli, Pune - 41014 Admeasuring 855 sq.ft.(Carpet) together with all and singular the structures and erections thereon, both present and future.	Rs. 96,62,152/- (Rupees Ninety Six lakh sixty two thousand one hundred fifty two only) with further interest thereon with effect from 10/09/2025

Date: 13/01/2026
Place : Pune

Sd/-
Authorised Officer
IDBI Bank Ltd.

POSSESSION NOTICE
Whereas, Managuram Home Finance Ltd. under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("said Act") and in exercise of powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("said Rules") issued a demand notice dated 20.09.2022, calling upon the borrower viz. borrower, BHIMRAO PANDURANG LAD, VIDYA BHIMRAO LAD and Vijay Bhaskar Satpute the guarantors and the mortgagor to repay the amount under LOAN NO. C090C0L0N5000005006020 respectively, details of which are mentioned in the table below: And whereas subsequently, Managuram Home Finance Ltd. has vide Assignment Agreement dated 31-03-2023 assigned all its rights, title, interest and benefits in respect of the debts due and payable by the borrower/guarantor(s)/mortgagor(s) arising out of the facilities advanced by Managuram Home Finance Ltd. to borrower/ guarantor(s) along with the underlying immovable Property to Asset Reconstruction Company (India) Limited acting in its capacity as Trustee of Arcil-Retail Loan Portfolio-087-A-TRUST ("Arcil") for the benefit of the holders of Security Receipts. Therefore, in view of the said assignment, Arcil now stands substituted in the place of Managuram Home Finance Ltd. and Arcil shall be entitled to institute/continue all and any proceedings against the borrower/ guarantor(s)/mortgagor(s) and to enforce the rights and benefits under the financial documents including the enforcement of guarantee and security interest executed and created by the borrower/guarantor(s)/mortgagor(s) for the financial facilities availed by them. The borrower/guarantor(s)/mortgagor(s) having failed to repay the said amounts, notice is hereby given to the borrower/guarantor(s)/mortgagor(s) in particular and the public in general that the undersigned being the Authorized Officer of Arcil has taken possession of the underlying Immovable Property described herein below in exercise of powers conferred on him/her under Sub-Section (4) of Section 13 of the said Act read with Rule 8 of the said Rules on "AS IS WHERE IS" BASIS" on the date mentioned below.

Borrower Name, Co-Borrower and Guarantor	Demand Notice	Possession Date
Borrower: BHIMRAO PANDURANG LAD, Co-Borrower: VIDYA BHIMRAO LAD Address at: AP Kasegaon Tal. Walwa, Mhakaubli Mandir, Sangli, Sangli, Maharashtra, Pin-415404 and Guarantor Vijay Bhaskar Satpute Address at: C/O Mansaraj Kulkarni, Near Police Station, Sangli, Sangli, Maharashtra, Pin-415404	Rs. 5,93,505/- (Rupees Five Lakhs Ninety-Three Thousand Five Hundred Fifty Only) as on 19/11/2020 respectively together with incidental expenses, cost, charges etc. Notified dated: 19 th November 2020	04-01-2026 Physical Possession

Description of Property: Property owned by Bhimrao Pandurang LAD. All the part and parcel of the property consisting of Gat No.2948 Collage Road, AP Kasegaon, Tal. Walwa, Dist. Sangli, Maharashtra - 415404. **Boundaries:** North: Imran Sayyad Malvi Property. West: Sandeep Nanaji Magadum's Property. South: Road, East: Vasant Keshav Patil's Property

Hereinafter referred to as "Immovable Property"

The borrower/guarantor(s)/mortgagor(s) in particular and the public in general are hereby cautioned that Arcil is in the lawful possession of the Immovable Property mentioned above and under Section 13(3) of the SARFAESI Act, 2002, the borrower/guarantor(s)/mortgagor(s) or any person whatsoever, shall after receipt of this notice not transfer by way of sale, lease or otherwise deal with/ alienate the Immovable Property, without prior written consent of Arcil and any dealings with the Immovable Property will be subject to the charge of Arcil for the amount as mentioned above along with future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc.

The borrowers /guarantors /mortgagors' attention is invited to the provisions of the Sub- Section (8) of Section 13 of the said Act, in respect of time available to redeem the above-mentioned Immovable Property.

Sd/- Authorized Officer
Asset Reconstruction Company (India) Limited
Trustee of Arcil-Retail Loan Portfolio-087-A-TRUST

Place: Kolhapur
Date: 13.01.2026

Arcil Asset Reconstruction Company (India) Ltd.,
CIN No.: U65