



VASTU HOUSING FINANCE CORPORATION LTD

Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015, Maharashtra. CIN No.: U65922MH2005PLC272501

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

Whereas, Vastu Housing Finance Corporation Ltd through its head office Mumbai, Notice issued to the following borrowers / guarantors / mortgagors have defaulted in the repayment of principal and payment of interest of credit facilities obtained by them from the VHFC Ltd and said facilities have turned to be Non Performing Assets. The notices were issued to them under section 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 on their last known addresses however the same have returned un-served and as such they are hereby informed by way of public notice about the same.

Name of Borrower, Co-borrower and Loan A/c No.	Date and Amount of Demand Notice Under Sec. 13(2)	Description of Mortgaged Property
BAHUSAHEB YASHWANT RAUT (Borrower), Sankha Bhausaheb Raut (Co-Borrower)	20/01/2026 Rs. 63500/- as on 16/01/2026 with further interest and charges thereon	All that consisting of Flat No. 01, admeasuring 514 Sq.fts., i.e. 47.76 Sq.mtrs., on Ground Floor in the building known as "MAITRI PARK", constructed on land bearing S.No. 167 Hissa No. 1+12+13/9 situated at Lohagao, Tal. Havell, Dist. Pune-411047, North : By Property of Mr. Bangale, South : By 12ft., Road., East : By Property of Mr. Yadav, West: By Remaining land
SHRIPAD VINAYAK MORE (Borrower), VINAYAK AMRUTRAO MORE (Co-Borrower), RESHA SHRIPAD MORE (Co-Borrower)	21/01/2026 Rs. 309562/- as on 21/01/2026 with further interest and charges thereon	All that piece and parcel of land bearing S. No. 46 Hissa No. 19/1, total adm. 3 H 2 Aar plus Pot Kharba 69 Aar out of which land adm. 1100 sq. ft. I.e. 102. 23 sq.mt. along with construction of Row House bearing No. 21 adm. Built up area of 1750 sq. ft. i.e. 162.58 sq. mt. situated at Village Lohagao, Taluka Havell, District Pune, Maharashtra, 411047, North : By Row House No. 21, South : By Row House No. 19, East : By 20 ft. Road, West : By Open Plot.
		The steps are being taken for substituted service of notice. The above borrowers, co-borrowers and/or their guarantors (where ever applicable) are advised to make the payments of outstanding within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of the publication of this notice as per the provision of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Please be informed that the said notice is also under section 13(13) informing the borrowers/guarantors/ mortgagors that the said mortgaged property should not be sold/leased/transferred.

Date : 29.01.2026

Place : PUNE

Authorized Officer,
VASTU HOUSING FINANCE CORPORATION LTD

Public Notic

This is to inform that our project "Residential & commercial" located at S.No. 24(P) 25(P) 29(P) Wakad, Pune by Vardhaman Properties within the limit of Pimpri Chinchwad Mahanagar Palika Corporation vide Environment Clearance letter No.SIA/MH/ INFRA2/ 543904 / 2025 Dated 27/11/2025 and copies of the clearance letters are available with the MPCB and may also seen on the website at <http://parivesh.nic.in>

Signature
Vardhaman Properties



Asset Recovery Branch :
2nd Floor, Agarkar Highschool Building,
Somwar Peth, Pune - 11. Mob. 7030924078
E-mail : brmgr1453@mahabank.co.in

POSSESSION NOTICE APPENDIX IV under the Act - rule - 8(1)

Whereas the under signed being the Authorized Officer of the **Bank of Maharashtra**, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act - 2002 (54 of 2002) and in exercise of powers conferred under Sec. 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 08/12/2014 calling upon the Borrower M/s. Jagannath Auto Services & Guarantors Mr. Arun Jagannath Sathe, Mr. Sunil Bajrang Waghmare, Vimal Arunkumar Sathe, Mr. Pitambar Tukaram Sakat, Mr. Shashikant Jagannath Sathe, Sachin Jagannath Sathe, Bhamabai Damodhar Sathe, Mr. Yusuf Sarafali Kapadia to repay the amount mentioned in the notice being Rs. 90,00,147/- (Rupees Ninety Lakh One Hundred Forty Seven Only) plus future interest thereon @ Contractual rate w.e.f. 08/12/2014 apart from penal interest, other cost and expenses thereon minus recovery if any 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 and the public in general that the undersigned has taken **Physical Possession** of the property described herein below in the exercise of the powers conferred on him under Section 13(4) of the said Act read with rule 8 of the said Rules on this 23rd January 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 the **Bank of Maharashtra, Asset Recovery Branch**, for an amount of mentioned hereinabove.

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.

Description of the Immovable Property

All that piece and parcel of the property being the Self Contained Ownership Apartment No. SS-IV/279, on Ground Floor, Sector-2, admeasuring 36.00 Sq.Mtrs built up area situate at Vashi, Navi Mumbai, constructed on the plot of land bearing S.No. Juhu-63(A) and Vashi-17 (Part) lying being and situate at village Vashi, Navi Mumbai within the limit of Navi Mumbai Municipal Corporation, and within the jurisdiction of Sub Registration District Vashi and registration District Navi Mumbai owned by Mr. Yusuf Sarafali Kapadia (Guarantor) and **Bounded** as under - On or towards North: 22 Mtrs Wide Road, On or towards South: 13 Mtrs Wide Road, On or towards East: 11 Mtrs Wide Road, On or towards West: Open Space.

Date: 23/01/2026
Place: Vashi, Navi Mumbai
Chief Manager & Authorized Officer, Bank of Maharashtra

This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

Canara Bank



Regional Office Pune II : S. No. 436, 3rd Floor, Sukhwani Business Hub, Near Nashik Phata Metro Station, Kasarwadi, Pune 411026 Mob. : 8817216075, 9923188060

DEMAND NOTICE

Notice U/s 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

1. Name of the Borrower with Address

Name & Address of Borrower & Guarantor	Amount of Loan Granted (Rs.)
1. Madhukar Nimbaji Kathe, Sonavale At Post Sonavale, Tal. Junnar, Dist. Pune, Maharashtra 410502.	Rs. 7,00,000/- Dated 07/11/2014
2. Pandurang Haribhau Pathare, Rajur, Tal-junnar, Dist. -Pune, Maharashtra-410502.	

2. As the principal debtor [borrower] has defaulted in repayment of his/her/theirs/its liabilities, we have classified his/her/theirs/its dues as Non Performing Assets on 18/01/2026 in accordance with the directions or guidelines issued by the Reserve Bank of India.

3. This notice is issued in accordance to the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 for serving you a notice sent under registered post on 16/01/2026 since returned undelivered, wherein you were advised to make following payments with interest.

4. The aforesaid facilities granted by bank are secured by the following Assets/ Securities. **Description of Property :** All piece & parcel of Flat no B-1, Ground Floor, 'Punam Residency' Lonar Ali, Ravirav Peth, Junnar admeasuring 43.848 Sq. Mtrs, District Pune and **Bounded** as under: **East**: Duct & House No. 159, **South**: Survey No. 386, **West**: Duct, Stairs & Flat no. 2, **North**: Internal Road & Jain Sthanak. **Name of the Title Holder**: Madhukar Nimbaji Kathe

5. Now, through this public notice, we advise you to pay the bank of Rs. 5,96,705.83 (Rupees Five Lakh Ninety Six Thousand Seven Hundred Five and paisa Eighty Three Only) together with further interest, **penal interest** and **incidental expenses** and costs to pay off your liabilities within 60 days from the date of the notice otherwise the bank will proceed under the provisions of SARFAESI Act 2002.

The undersigned is empowered to take possession of the properties, to sell there after and is an authorised officer of the bank under section 13 of the SARFAESI Act.

Authorised Officer, Canara Bank

Date : 21/01/2026, Place : Pune

AAVAS FINCIERS LIMITED

(CIN:65922RJ2011PLC034297)
Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur, 302020

CORRIGENDUM NOTICE

This Is To Inform The Public At Large That Demand Notices Under Section 13(2) And 13(4) Of The Sarfaesi Act 2002 Has Been Issued By Aavas Financiers Limited To Loan No. 221221102347762, 231221103212331, 241221103455773 Tanaji Dhananjay Mane (Borrower), Jyoti Tanaji Mane (Co-Borrower).

The Address Mentioned In Notice And Publication Must Be Read As All That Piece And Parcel Of Bearing Survey No.

41 Hissa No. 8, Private Plot No. 8 Area Admeasuring 1400.34 Sq.Ft., 131 Sq.Mtrs. i.e. 1.31 Are. Out Of Area Admeasuring 09 H 42 R, Situated At Village Dhayari, Tal. Havell, Dist. Pune, Maharashtra.

Instead Of Sr No 41/8, Private Plot No. 8, Village - Dhayari, Tal. - Havell, Dist. -Pune, Maharashtra.

The Public At Large May Take Note Of The Said Correction.

Authorised Officer
Aavas Financiers Limited

AAVAS FINCIERS LIMITED

(CIN:65922RJ2011PLC034297)
Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur, 302020

CORRIGENDUM NOTICE

This Is To Inform The Public At Large That Demand Notices Under Section 13(2) And 13(4) Of The Sarfaesi Act 2002 Has Been Issued By Aavas Financiers Limited To Loan No. 241201204483554 Mukesh Ramesh Gajare (Borrower), Vijabai Gajare, Saroja Gajare, Yogesh Gajare (Co-Borrower).

The Address Mentioned In Notice And Publication Must Be Read As All That Piece And Parcel Of Bearing Survey No.

41 Hissa No. 8, Private Plot No. 8 Area Admeasuring 1136 Sq. Ft. Land And 136 Sq. Ft. Industrial Shed With Raw Construction Built On It, S. No. 79/2, Gram Panayat Milkat No. 701, At Shivane, Tal. Havell, Dist. Pune, Maharashtra.

Instead Of Property At Sr No.79/2 At Shivane, Tal. Havell, Pune Maharashtra -411023.

The Public At Large May Take Note Of The Said Correction.

Authorised Officer
Aavas Financiers Limited

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

POSSESSION NOTICE (As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of **Muthoot Homefin (India) Ltd. (MHIL)** under the Securitisation 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, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s)/ Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice, the borrower having failed to repay the amount, notice is hereby given to the Borrower(s)/ Co-Borrower(s)/ Guarantor(s) 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 will be subject to the charge of **Muthoot Homefin (India) Ltd.**, for an amount as mentioned herein under with interest 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

St. No. Name of the Borrower(s)/ Co-Borrower(s)/ Loan Account No./Branch

St. No. Name of the Borrower(s)/ Co-Borrower(s)/ Loan Account No./Branch	Brief details of secured assets	Date of Demand Notice & Total Outstanding Dues (Rs.)	Possession Taken Date
1. Ajitkumar Ashokrao Shinde/ Sujit Ashokrao Shinde/ 003-0000634/Pune	All The Peace and Parce and Construction Thereon- Flat No 303, 3rd Floor "asa" Homes, Swami Samarth Nagar, Survey No Sr No 279/1/1a, Lohagao, Pune, Maharashtra. Pincode- 411047. Four Boundaries- North-Open Space, South- Flat No. 301 And Jina, East- Flat No. 302, West- Open Space.	21-Jul-2025/ Rs. 16,96,277/- (Rupees Sixteen Lakh Ninety Six Thousand Two Hundred Seventy Seven Only.)	24-Jan-2026
2. Dasharath Mahadev Rane/ Kalpana Dasharath Rane/ 039-03900111 & 039-03900110/ Baramati	All Peace and Parcel of Property and Construction Thereon:- Flat No 102, S.N. 71/1/B, Plot No. 101, Golden City, A-Wing, Stilt Floor, Samarth Nagar, Lingali, Road Daund Taum Daum Dist- Pune Pincode- 413801 Four Boundaries:- As Per Records.	21-Jul-2025 & 21-Jul-2025/ Rs. 3,79,528/- & Rs. 5,75,812/- (Rupees Three Lakh Seventy Nine Thousand Five Hundred Twenty Eight Only & Rupees Five Lakh Seventy Five Thousand Eight Hundred Eighteen Only.)	27-Jan-2026

Date: January 29, 2026

Place: Pune

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

PUBLIC NOTICE			
(Document No. 9926/2007 and Document no. 10276/2016)			
Notice is hereby given to the public that the document of the below mentioned property have been lost.			
1.) Flat no 8 area 890 sq.feet located			