

CFM ASSET RECONSTRUCTION PRIVATE LIMITED

REGISTERED OFFICE: Block no. A/1003, West Gate, Near YMCA Club, Sur No. 835/1+3, S. G. Highway, Makarba, Ahmedabad-380051 Gujarat

CORPORATE OFFICE: 1 st floor, Wakefield House, Sprrott Road, Ballard Estate, Mumbai 400001.

CONTACT: 022-47831226, 8879890250, 8976869747

EMAIL: trupti.kasture@cfmarc.in
dharya.somani@cfmarc.in

**APPENDIX- IV-A**

[Under Rule 8 (6) R/w 9(1) of Security Interest (Enforcement) Rules 2002]

E-auction Sale Notice for the 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 Borrower/(s) and Guarantor/(s) that the below described immovable assets (Secured Asset) mortgaged/charged to CFM Asset Reconstruction Private Limited (the Secured Creditor), the physical possession of which has been taken by the Authorised Officer of the CFM Asset Reconstruction Private Limited secured creditor on 04-02-2022, will be sold on "As is where is basis", "As is what is basis", and "Whatever there is basis", and "No recourse basis" on 28-04-2026 to recover the total outstanding dues of Rs.33,82,79,265.89/- (Rupees Thirty-Three Crore Eighty-Two Lakh Seventy-Nine Thousand Two Hundred Sixty-Five and Paise Eighty-Nine Only) as on 31/03/2026 and together with further interest plus costs, charges and expenses etc. thereon due from M/s. V R Art Furniture Pvt Ltd (Borrower/Mortgagor) Mr. Vaibhav Parshuram Palkar (Co-borrower/Mortgagor/ Guarantor), Mrs. Vrushali Vaibhav Palkar (Co-borrower/Mortgagor /Guarantor)

DESCRIPTION OF SECURED ASSET:	All that piece and parcel of land bearing Gat No 222/2 admeasuring 6233 Sq Mtrs + 11867 Sq Mtrs aggregating to 18100 sq. Mtrs. And built-up structure thereon situated at Village Raigaon, Taluka Jaoli, District Satara, Maharashtra.	
SECURED DEBT:	Rs.33,82,79,265.89/- (Rupees Thirty-Three Crore Eighty-Two Lakh Seventy-Nine Thousand Two Hundred Sixty-Five and Paise Eighty-Nine Only) as on 31/03/2026 together with further other costs & expenses thereon due and payable till the final payment.	
DETAILS OF BANK ACCOUNT FOR REMITTING THE EMD	Account Holder	CFMARC TRUST 2 APNA BANK
	Account Number	005111100012224
	Bank	Union Bank of India
	Branch	Andheri Mumbai Branch
	IFSC	UBIN0800287
RESERVE PRICE (RP):	Rs.3,51,00,000/- Rupees Three Crore Fifty-One Lakh Only	
EMD:	Rs.35,10,000/- Rupees Thirty-Five Lakh Ten Thousand Only	
INSPECTION	14-04-2026 (Two days prior intimation must be given to the authorized officer)	
LAST DATE & TIME FOR BID SUBMISSION:	On or before 5:00 PM on 27-04-2026	
DATE, TIME and	E-Auction/Bidding through website (https:// www.bankeauctions.com)	



PLACE For E- AUCTION	Date: 28-04-2026 - Time: 11.00 AM to 12.00 PM.
CONTACT:	Trupti Kasture : 8976961650, Dharya Somani: 8976869747

Encumbrances if any: Not know to us

Attention of the Borrower/Mortgagor & Guarantors are invited to S.13(8) of the said Act, in respect of time available to redeem the mortgage in respect of the secured asset by payment of the total outstanding dues sent as on 31st December 2025 to the last known address.

For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditors website i.e. <https://www.cfmarc.in> for detailed terms & conditions of e-auction/sale of respective properties and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website <https://www.bankeauctions.com> or contact service provider M/s. C1 India Private Limited. Bidder Support Nos.: 0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126; email: maharashtra@c1india.com / support@bankeauctions.com, Mr. Bhavik Pandya, Contact No. +91 9974887668.



Date: 03-04-2026
Place: Satara

Sd/-
CFM Asset Reconstruction Private Limited
[Acting as trustee for CFMARC Trust- 2 Apna Bank]

TENDER DOCUMENT CUM TERMS AND CONDITIONS OF SALE

IN THE ACCOUNT OF: V R Art Furniture Pvt Ltd

- 1) The Bids document along-with declaration as given below shall be submitted physically at office of CFM-ARC Mumbai, by bidder along-with UTR details of requisite EMD amount. Bank details are mentioned below:

Beneficiary Name	CFMARC TRUST 2 APNA BANK
Bank and Branch	Union Bank of India, Andheri - Mumbai
Account Number	005111100012224
IFSC	UBIN0800287

- 2) Bid should be along with self-attested copies of Adhar Card / PAN Card / Passport / Electricity Bill / Voter ID.
- 3) Bid document below Reserve Price and without KYC will be disqualified / Rejected.
- 4) Last date of submission of Bid document is as mentioned in the Sale Notice published in the newspapers.
- 5) The intending bidder should bid for entire immovable property. Bid for part property will be rejected.
- 6) The person deputed for inspection by the prospective bidder should carry with him appropriate POA and/or authorization on the letterhead of the organization he/she represents, failing which inspection may be refused.
- 7) The EMD of unsuccessful bidders shall be refunded within fifteen working days of the date of Auction. The bidder will not be entitled to claim any interest if the refund of EMD is delayed beyond the said period for any reason whatsoever.
- 8) The Said Property shall be sold at a price not less than the Reserve Price mentioned Sale notice.
- 9) The offer should only be placed through bid document by submitting physically at the address mentioned in sale notice.
- 10) The entire procedure of conducting Auction shall be at the exclusive discretion of the Authorized Officer and intending purchaser shall have no right to object to the same.
- 11) The bid amount can be improved by Rs.5,00,000/- (Rupees Five Lakh) per bid/attempt during the auction once bid document is submitted.
- 12) The Said Property shall be sold to the highest bidder. The highest bidder shall have to tender the attested KYC documents with originals (Photo ID and address proof documents) and notarized 29A declaration as per IBC to the Authorised Officer for verification immediately. Post such verification, the confirmation of sale of the Said Property, which shall be conveyed to the highest bidder, after following the process enumerated hereinabove.



- 13) The successful bidders will have to immediately, but not later than next working day, pay 25% of the sale price (after adjusting the Aggregate Earnest Money deposited) by way of RTGS and the balance of 75% of the consideration shall be payable by the successful bidder on or before the fifteenth day of the confirmation of the sale of the Said Property, or such other time as may be agreed to between CFM-ARC and the successful bidder, subject to the sole discretion of CFM-ARC.
- 14) In the event of any default in payment of any of these amounts, or if the sale is not completed by reason of any default on the part of the successful bidder, CFM-ARC in its absolute discretion, shall be entitled to forfeit all the moneys till then paid by the successful bidder and put up the assets in question for resale/disposal. Further, all costs, charges and expenses incurred by CFM-ARC on account of such resale shall be borne by such defaulting successful bidder who shall also be bound to make good any deficiency arising on such resale and he/she/they shall not be entitled to make any claim in the event of the assets realizing higher price on resale.
- 15) The bidder shall deduct and deposit with the concerned department/statutory body Tax Deducted at Source ("TDS"), as applicable under section 194-IA of the Income Tax Act, 1961. Such TDS shall be considered as part of the Offer made by the bidder.
- 16) The stamp duty, registration charges, Cess, sales tax, GST, Value Added Tax ("VAT") (if applicable), transfer charges, if any, and all other incidental costs, charges and expenses in connection with the sale of the aforesaid assets shall be borne by the purchaser/successful bidder.
- 17) Transfer of the Said Property to the successful bidder shall be done by the Authorized Officer only upon payment of the entire bid consideration and other charges as per the terms contained herein.
- 18) As from the date of issuance of Sale Certificate, the purchaser shall hold the assets at his/her/their sole risk and cost as regards any loss or damage to the assets by fire or earthquake or any other natural calamities or due to theft, burglary or robbery or from any other cause whatsoever and neither CFM-ARC nor the Authorized Officer shall be liable for any such loss or damages.
- 19) Presently there are no encumbrances known to CFM-ARC.
- 20) The Said Property are offered for sale on "**AS IS WHERE IS AND AS IS WHAT IS BASIS**" "**WHATEVER THERE IS BASIS**" "**NO RECOURSE BASIS**". Neither CFM-ARC nor the Authorized Officer undertakes any responsibility to procure any permission/license etc. in respect of the Said Property offered for sale hereinabove. The successful bidder will have to bear all outstanding dues including water/electricity/service charges, transfer fees, electricity dues, society dues, dues of the Municipal Corporation/local authority dues, taxes including sales tax, VAT, GST or any other cess, duties, levies by whatever name it is called, if any, in respect of the Said Property.
- 21) The bidders are advised in their own interest to verify and conduct a detailed Due Diligence of the Said Property and about any other dues from the respective authorities to their satisfaction before submitting the offers.
- 22) The successful bidder shall be deemed to have purchased the Said Property after complete satisfaction of title thereto and inspection thereof and shall not be entitled to make any



requisition or raise any objection as to the title or condition of the Said Property or any part thereof after submission of the Bid.

- 23) The successful bidder shall, notwithstanding any discrepancy or variation in the names, quantities, survey numbers measurement, boundaries and abuttal as mentioned herein above or any public notice, accept the Said Property purchased by it/him.
- 24) The bidder shall purchase the Said Property on the same condition that the Said Property exists on the date of sale. The date of sale shall mean the date when the Authorized Officer accepts the offer of the successful bidder. From and after the date of issuance of the Sale Certificate by the Authorized Officer, the same shall be at the sole and entire risk and costs and account of the successful bidder as regards any risk, injury, loss or damage thereto or any part thereof from any cause whatsoever. The successful bidder shall not make any requisition for repairs or otherwise and the obligations of carrying out such repairs shall be solely that of the successful bidder.
- 25) Conditional offers will be treated as invalid. Likewise correspondence about any change in the offers will not be entertained. Any bidder who wishes to give a fresh offer for the Said Property on or before the last date prescribed for submission of the offers contemplated herein, may file a fresh offer with appropriate EMD.
- 26) The successful bidder will be bound by the regulations of the local / any other authority, as applicable with regard to the use of the Said Property along with its super structure, plant and machinery thereon, if being part of the Said Property contemplated herein.
- 27) If the dues of the existing charge-holders together with all costs, charges and expenses incurred by CFM-ARC are offered by or on behalf of the Borrower or guarantors at any time before the date of confirmation of sale, the Said Property or part thereof, shall not be auctioned.
- 28) The bidder shall not be entitled to withdraw or cancel offer once submitted unless permitted by Authorized Officer. If the bidder withdraws or cancels the offer, the EMD shall be liable to be forfeited and will also be liable to pay the Authorized Officer, the loss or damage suffered consequent upon withdrawing or canceling the offer. The assets in question will then be resold at the risk and consequences of the bidder.
- 29) On confirmation of sale by CFM-ARC and if the terms of payment have been complied with, the Authorised Officer exercising the power of sale shall issue Sale Certificate for immovable asset in favour of the purchaser/successful bidder in the form given in Appendix V of the Security Interest (Enforcement) Rules, 2002.
- 30) The sale certificate will be issued in the name of the purchaser(s) / Applicant(s) only and will not be issued/transferred in any other name(s).
- 31) The Authorized Officer is selling the Said Property pursuant to the powers derived from the SARFAESI Act 2002. The Said Property comprised in and forming part of the sale is sold, subject to all defects, faults, imperfections and errors of description latent or otherwise. The Authorized Officer is not answerable for the correct description genuineness, veracity, authenticity of or any defects in the Said Property and does not warrant any condition whatsoever pertaining to the same. The bidders should make their own-enquiry about the same and satisfy themselves if there are any other encumbrances, reservations, acquisitions, charges, liens or defects affecting the title of the Said Property. The bidders shall not be entitled to issue or raise any requisitions or objections to or upon the title post bid submission. The bidders should make enquiries about the utility of the Said Property put up for sale



hereunder and no warranty or assurances of any kind is given by the Authorized Officer and/or CFM-ARC.

- 32) The bidder shall be deemed to have undertaken a due diligence of the Said Property, and that the bidder are presumed to have taken independent legal or commercial advice before participating in the auction contemplated herein.
- 33) The Authorized Officer reserves right to reject any or all offer/s without assigning any reason and in case all the offers are rejected, either to hold negotiations with any of the bidder or sell the assets through private negotiations with any of the bidders or any other party/parties or invite fresh offers. CFM-ARC's decision in this regard shall be final & binding.
- 34) The Authorized Officer will be at liberty to amend/modify/delete any of the above conditions as may be deemed necessary in light of the facts & circumstances of the case.
- 35) Disputes, if any, shall be within the jurisdiction of Courts and Tribunals in Mumbai only.
- 36) Words & expressions used hereinabove shall have the same meanings respectively assigned to them under SARFAESI Act and the rules framed thereunder.
- 37) **Other terms and conditions pertaining to Auction:**
 - a) Only E-Auction/bidding will take place.
 - b) Bidders are cautioned to be careful while submitting their bid amount and to check for alteration, if any, before confirming the same.
 - c) No request/complaint of wrong bidding will be entertained for cancelling the sale and in such case, the EMD in full will be forfeited.
 - d) Only upon verification of the bid form and confirmation of remittance of Aggregate EMD through NEFT/RTGS, bidder will be allowed to bid further and or improve offer.
 - e) All bids placed as required will considered as bid for himself/herself. Once the bid is placed, the bidder cannot reduce or withdraw the bid for whatever reason.
 - f) The highest bid on the auction shall supersede all the previous bids of all the bidders. The bidder with the highest offer/bid does not get any right to demand acceptance of his bid in case any stay order is received by CFM-ARC by any forum.
 - g) The bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/representation will be entertained in this regard by the CFM-ARC. Hence bidders are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.



Sd/-

Authorized Officer

BID DOCUMENT / PARTICULARS OF THE BIDDER

IN THE ACCOUNT OF: V R Art Furniture Pvt Ltd

- 1) Name of the Bidder: _____
- 2) Constitution of the Bidder: _____
- 3) Postal Address of the Bidder: _____

- 4) Telephone Nos. (Landline) _____
(Mobile) _____ (E-Mail) _____
- 5) Document of proof of identity (tick whichever is being attached):
 - a. PAN Card Number _____
 - b. Voter Identity Card Number _____
 - c. Passport Number _____
 - d. Certificate of Incorporation Number _____
 - e. Partnership Agreement details _____
- 6) EMD Remittance details
 - a) Date of remittance _____
 - b) Name of Bank _____
 - c) Branch Name _____
 - d) Bank Account No. _____
 - e) IFSC Code No. _____
 - f) UTR No. _____
OR
 - g) Date of Demand draft _____
 - h) Name of the Issuing Bank _____
- 7) DETAILS OF THE OFFER/BID:
Price Offered: Rs. _____ (Amount in figures)
Rs. _____ (Amount in words)
- 8) DETAILS OF Bank account along with Cheque copy for refund of EMD (If unsuccessful)
 - a) Bank account details
 - b) IFSC & branch details

Name & Signature



DECLARATION BY BIDDER / OFFEROR

- (a) I/We, the Offeror/s aforesaid do hereby state that, I/We have read the entire terms and conditions of the tender and public notice for sale in the matter of sale of secured immovable of V R Arts Furniture Pvt Ltd and understood them fully. I/We, hereby unconditionally agree to conform with and to be bound by the said terms and conditions.
- (b) I/We, the Offeror/s aforesaid do hereby confirm that I/We have taken inspection of the premises and I/We are satisfied with the condition of the same and I/We shall not claim any loss or reduction in the amount offered on account of any deviation in the details and description of the properties.
- (c) I/We further declare that I/We intend to purchase the above referred assets from the Authorized Officer of CFM-ARC for our own use/business and that the information revealed by me/us in the tender/offer is true and correct. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the tender submitted by me/We is liable to be cancelled and in such case the Aggregate Earnest Money Deposit paid by me/us is liable to be forfeited by CFM-ARC and CFM-ARC will be at liberty to annul the offer made to me/us at any point of time. I/We also agree that after my/our offer given in <https://www.cfm-arc.in/assets-for-sale.php> my/our offer for purchase of the assets is accepted by CFM-ARC and I/we fail to accept or act upon the terms and conditions herein or am /are not able to complete the transaction within the time limit specified herein for any reason whatsoever and/or fail to fulfill any/all the terms & conditions herein, the Aggregate Earnest Money Deposit and any other monies paid by me/us along with the offer and thereafter, are liable to be forfeited by CFM-ARC and that CFM-ARC has also a right to proceed against me/us for specific performance of the contract, if so desired by CFM-ARC.
- (d) I/We further undertakes that we meet the criteria and requirements as set out u/s. 29A of the Code of IBC and that it shall make full disclosure in respect of itself and all its connected persons as per the provisions of Code and the rules and regulations frame thereunder.

NAME & SIGNATURE



[Rs. 600/- Stamp paper and Notarized]

To,
The Authorised Officer,
CFM Asset Reconstruction Pvt. Ltd (CFMARC Trust 2 APNA BANK)
1st Floor, Wakefied House, Sprott Road, Ballard Estate,
Mumbai 400 038

AFFIDAVIT CUM UNDERTAKING & INDEMNITY

I, _____ S/o _____, aged about ____ years, by faith- _____, By Profession: _____ currently residing at _____ and having Aadhar No. _____, PAN- _____ do solemnly affirm and state as under:

- a. That I am the Prospective Purchaser I hereby unconditionally state, submit and confirm that this document is true, valid and genuine.
- b. I hereby unconditionally state, submit and confirm that I am not disqualified from submitting the offer as to the reasons mentioned hereunder. to purchase the property _____ (hereinafter referred as "the secured asset") by way of redemption of asset with the consent of the Borrower namely _____ as laid down under SARFAESI Act, 2002 read with the rules thereunder available under the recourse available with CFM Asset Reconstruction Private Limited (CFMARC) by virtue of being secured creditor to enforce security interest over the secured asset under SARFAESI Act, 2002.
- c. That I, the Prospective Purchaser do hereby declare that I am not connected or having any relation with the Borrower namely _____.
- d. That I, the Prospective Purchaser do hereby solemnly affirm and declare as follows:
 - i. I am not an undischarged insolvent,
 - ii. I am not a willful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949;
 - iii. No loan account (credit facility obtained from any Banks/ NBFC/ FIIs) wherein I am the borrower and my account has been classified as non performing asset in accordance with the guidelines of the Reserve Bank of India under the Banking Regulation Act, 1949 or the guidelines of the financial sector regulator issued under any other law for the time being in force, or (b) Neither I control or manage or is the promoter of a the borrower Company nor the Guarantor Company whose account has been, classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 or the guidelines of a financial sector regulator issued under any other law for the time being in force; and such classification has continued for a period of one year or more from the date of such classification till the date of commencement of the Corporate Insolvency resolution process of the Corporate Debtor and all such overdue amounts along with interest, cost and charges thereon has not been fully repaid at the time of submission of this offer;
 - iv. I have not been convicted of any offence punishable with two years or more or with imprisonment and two years have not passed from the date of release from such imprisonment;
 - v. I have not executed any "Deed of Guarantee" in favour of a creditor, in respect of a Borrower against which an application for Insolvency resolution made by such creditor has been admitted under the code, where such guarantee has been invoked by the creditor and remains unpaid in full or part;
 - vi. I have not been subject to any other aforesaid conditions under any law in a jurisdiction outside India.
- e. That I, the Prospective Purchaser unconditionally and irrevocably represents, warrants, and confirms that I am eligible to participate in the sale process as laid down under SARFAESI Act, 2002 read with the Security Enforcement Rule, 2002 and that it shall provide all the documents, representations and



- information as may be required by the CFMARC/Secured Creditor or any other authority as may be applicable.
- f. That I, the Prospective Purchaser unconditionally and irrevocably undertakes that I shall provide all data, documents and information as may be required to verify the statement made under this affidavit cum Undertaking.
 - g. That I understand that CFMARC may rely on the confirmations, representations and warrants provided by me under this affidavit cum undertaking.
 - h. That in the event of any of the above statements are found to be untrue or incorrect then I unconditionally agree to indemnify and hold harmless the CFMARC and/or the Secured Creditor.
 - i. That I, the Prospective Purchasers agree and undertake to disclose/ inform forthwith, to the CFMARC/Secured Creditor if I become aware of any change in factual information in relation to at any stage of the sale process.
 - j. That this affidavit cum undertaking shall be governed in accordance with the laws of India and the adjudicating authority shall have the exclusive jurisdiction over any dispute arising under this affidavit.

Solemnly affirmed at _____ on this _____ day of _____, 2026.

Deponent

Place: -



CORRIGENDUM

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED
 Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098
CORRIGENDUM TO AUCTION NOTICE
 "It is hereby to inform to the general public that the Auction Notice published on 21.03.2026 in this newspaper, pertaining to the following Borrowers:- In SI No.10 MR. JARIPATKAE GANESH MARUTI (BORROWER)
 LAN:- 646427745, 647519892
 For the above mentioned Borrower Auction date is wrongly published as 24.03.2026 The correct date of Auction date is 24.04.2026
 All other terms and conditions of the said Auction Notice remains unchanged. The public is requested to take note of the Correct auction date.
 Date:- 03.04.2026 Authorised Officer
 Place: PUNE Edelweiss Asset Reconstruction Company Limited

CFM ASSET RECONSTRUCTION PRIVATE LIMITED
 REGISTERED OFFICE: Block no. A/1003, West Gate, Near YMCAC Club, Sur No. 835/1+3, S. G. Highway, Makarba, Ahmedabad-380051 Gujarat. CORPORATE OFFICE: 1st floor, Wakefield House, Sport Road, Ballard Estate, Mumbai 400011.
 CONTACT: 022-47831226, 8879890250, 897689747
 EMAIL: trupti.kasture@cfmarc.in dharya.somani@cfmarc.in

Motilal Oswal Home Finance Limited
 Regd. Office: Motilal Oswal Tower, Rahmtulla Sayani Road, Opp. Patel ST Depot, Prabhadevi, Mumbai - 400 026. CS: 8291898988
 Website: www.motilaloswal.com, Email: hfquery@motilaloswal.com
PUBLIC NOTICE FOR E-AUCTION CUM SALE
E-Auction Sale Notice of 15 Days for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002.
 Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited) will be sold on "As is where is", "As is what is", and "Whatever there is", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 through website motilaloswal.com as per the details given below:
Date and time of E-Auction Date: 25-04-2026 11:00 Pm to 02:00 Pm (with unlimited extensions of 15 minute each)

Borrower(s)/Guarantor(s)/Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD (Last date of EMD)
LAN: LXCHA00316-17004774 Branch: Chakan Borrower: Kiran Murlidhar Dixit Co-Borrower: Ketki Kiran Dixit (Only)	09-07-2025 For Rs: 1742723/- (Rupees Seventeen Lac Forty Two Thousand Seven Hundred Twenty Three Only)	Flat No 402, 4 Th Floor, Area Ad Measuring 819 Sq.Ft. Parvati Apt S.No 93/17, Khadkale Kamshet ,Dist-Pune Pune ,Maharashtra-410405	Reserve Price: Rs.1400000/- (Rupees Fourteen Lakh Only) EMD: Rs. 140000/- (Rupees One Lakh Forty Thousand Only) Last date of EMD Deposit:24-04-2026

 1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: <https://www.auctionbazaar.com> of our e-Auction Service Provider, Ms. ARCA EMART PRIVATE LIMITED for bidding information & support, the details of the secured asset up for e-Auction and the Bid form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to Sachin Garade 7045766297 & Deepak Keswad 9767323535 details available in the above mentioned Web Portal and may contact their Centralised Help Desk: +91 83709 69696, E-mail ID: contact@auctionbazaar.com
 Sd/-, Authorised Officer, Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited)
 Place: Maharashtra / Date: 03.04.2026

Muthoot Homefin (India) Ltd.
 CIN - U65922KL2011PLC029231
 Corporate Office: Muthoot Homefin (INDIA) Ltd, 19/E, The Ruby, SenapatiBapat Marg, Tulu Pipe Road, Near Ruparel Corporate, Dadar West, Mumbai - 400028.
 Branch Office: Muthoot Homefin (India) Ltd. C.S.No. 1077, E Ward, Omkar Towers, Near IICI Bank, Rajaram Road, Near Mahalaxmi Road Showroom, Bagal Chowk, Kolhapur - 416001.
APPENDIX-IV A (See proviso to rule 8(6))
PUBLIC NOTICE FOR PRIVATE TREATY CUM SALE
 Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Muthoot Homefin (India) Ltd. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower/s, offers are invited by the undersigned in sealed covers for purchase of immovable property, as described hereunder, which is in the possession, on "As is where is Basis", "As is What is Basis" and "Whatever is There is Basis", Particulars of which are given below:-

Sr. No.	Borrower(s)/Guarantor(s)/ Loan Account No./ Branch	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price	Earnest Money Deposit (EMD) (10% of RP)
1.	Dilip Appaso Kamble/ Siddharth Dilip Kamble/ 009-00900690/ Kolhapur	18-Aug-2023/ Rs.21,18,364/- Rupees Twenty One Lakh Eighteen Thousand Three Hundred Sixty Four Only	Unit No. 01, Siddhakala Residency R.S.No. 3878, Plot No. 109B, Shivaji Nagar, At-Gadmundhvi, Kolhapur Maharashtra-416119	Rs. 12,00,000/- Rupees Twelve Lakh Only.	Rs. 1,20,000/- Rupees One Lakh Twenty Thousand Only.

 1. The Auction is being held on "AS IS WHERE IS" AND "AS IS WHAT IS" basis
 2. The detailed terms and conditions of the auction sale are incorporated in the prescribed tender form, available at the above mentioned regional office.
 3. Last Date of Submission of Sealed Bid/ Offer in the prescribed tender forms along with EMD payable by way of Demand Draft in Favor of "Muthoot Homefin (India) Ltd." along with KYC is on 21-Apr-2026 till 04:00 PM at Regional Office the address mentioned herein above. Tenders that are not filled up completely or tenders received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD.
 4. Date of Inspection of the Immovable Property is on 20-Apr-2026 between 01:00 P.M. to 03:00 P.M.
 5. Date of Opening of the Bid/Offer Auction Date for Property is 22-Apr-2026 at the above mentioned Branch Office address at 01:00 PM, by the Authorized Officer.
 6. The MHFL shall not be responsible for payment of any outstanding statutory notice & Encumbrances / taxes arrears etc. if any & their Responsible to pay the sum would be that of the Successful bidder purchaser. The Intending bidder should make their own independent inquiries regarding the Encumbrances Title of property & also inspect & satisfy themselves.
 7. The Highest bidder shall be subject to approval of MHFL Ltd. Authorized Officer shall Reserve the right to accept all of the offer / Bid so received without assign any reason whatsoever. His decision shall be final and binding.
 8. The Borrower(s)/Guarantor(s) are hereby given 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002 to pay the sum mentioned as above before the date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to Muthoot Homefin (India) Ltd, in full, before the date of sale, auction is liable to be set aside.
 For further details, contact the Authorised Officer, at the above mentioned Office address Contact Person- Pawan Tele- 9420733573, Place: Kolhapur
 Sd/- Authorized Officer, Muthoot Homefin (India) Limited

APPENDIX- IV A
 [Under Rule 8 (6) R/w 9(1) of Security Interest (Enforcement) Rules 2002]
E-auction Sale Notice for the sale of immovable assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 assets (Secured Asset) mortgaged/charged to CFM Asset Reconstruction Private Limited (the Secured Creditor), the physical possession of which has been taken by the Authorized Officer of the CFM Asset Reconstruction Private Limited secured creditor on 04-02-2022, will be sold on "As is where is basis", "As is what is basis", and "Whatever there is basis", and "No recourse basis" on 28-04-2026 to recover the total outstanding dues of Rs.33,82,79,265.89/- (Rupees Thirty-Three Crore Eighty-Two Lakh Seventy-Nine Thousand Two Hundred Sixty-Five and Paise Eighty-Nine Only) as on 31/03/2026 and together with further interest plus costs, charges and expenses etc. thereon due from Mrs. V R Art Furniture Pvt Ltd (Borrower/Mortgagor) Mr. Vaibhav Parshuram Palkar (Co-borrower/Mortgagor/ Guarantor), Mrs. Urushal Vaibhav Palkar (Co-borrower/Mortgagor/ Guarantor)
DESCRIPTION OF SECURED ASSET: All that piece and parcel of land bearing Gat No 222/2 admeasuring 6233 Sq Mtrs + 11667 Sq Mtrs aggregating to 18100 sq. Mtrs. And built-up structure thereon situated at Village Raigona, Taluka Jaoli, District Satara, Maharashtra.
SECURED DEBT: Rs.33,82,79,265.89/- (Rupees Thirty-Three Crore Eighty-Two Lakh Seventy-Nine Thousand Two Hundred Sixty-Five and Paise Eighty-Nine Only) as on 31/03/2026 together with further other costs & expenses thereon due and payable till the final payment.
DETAILS OF BANK ACCOUNT FOR REMITTING THE EMD

Account Holder	CFMARC TRUST 2 APNA BANK
Account Number	00511100012224
Branch	Union Bank of India
Branch	Andhri Mumbai Branch
FSC	UBIN000287

RESERVE PRICE (RP): Rs.35,01,00,000/- Rupees Three Crore Fifty-One Lakh Only
EMD: Rs.35,10,00,000/- Rupees Thirty-Five Lakhs Ten Thousand Only
INSPECTION 14-04-2026 (Two days prior intimation must be given to the authorized officer)
LAST DATE & TIME FOR BID SUBMISSION: On or before 5:00 P.M. on 27-04-2026
E-Auction/Bidding through website (https://www.bankauctions.com)
 Date: 28-04-2026 - Time: 11:00 AM to 12:00 PM.
CONTACT: Trupti Kasture : 8976961650, Dharya Somani: 897689747
 Encumbrances if any: Not known to us
 Attention of the Borrower/Mortgagor & Guarantors are invited to S.13(8) of the said Act, in respect of time available to redeem the mortgage in respect of the secured asset by payment of the total outstanding dues sent as on 31st December 2025 to the last known address.
 For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditors website i.e. <https://www.cfmarc.in> for detailed terms & conditions of e-auction sale of respective properties and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website <https://www.bankauctions.com> or contact service provider Mrs. C1 India Bidder Support Nos.: 0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126; email: maharashtra@cfm.in / support@bankauctions.com, Mr. Bhavik Pandya, Contact No. +91 9974887668.
 Date: 03-04-2026 Sd/- Authorized Officer
 Place: Satara CFM Asset Reconstruction Private Limited (Acting as trustee for CFMARC Trust-2 Apna Bank)

FORM A PUBLIC ANNOUNCEMENT
 [Regulation 14 of the Insolvency and Bankruptcy Code of India (Voluntary Liquidation Process) Regulations, 2017]
FOR THE ATTENTION OF THE STAKEHOLDERS OF ESROBOTICS PRIVATE LIMITED

Sr. No.	Name of Corporate Person	ESROBOTICS PRIVATE LIMITED
1	NAME OF INCORPORATION OF CORPORATE PERSON	17/05/2021
2	AUTHORITY UNDER WHICH CORPORATE PERSON IS INCORPORATED/ REGISTERED	ROC Pune
3	CORPORATE IDENTITY NUMBER OF CORPORATE PERSON	U74999PN2021PTC201083
4	ADDRESS OF THE REGISTERED OFFICE AND PRINCIPAL OFFICE OF CORPORATE PERSON	H/ No AB701 Tiaro S/No. 13, H/ No 1100 P/10 Shanon, N.J.A., Pune-411045
5	LIQUIDATION COMMENCEMENT DATE OF CORPORATE PERSON	30/03/2026
6	NAME, ADDRESS, EMAIL ADDRESS, TELEPHONE NUMBER AND THE REGISTRATION NUMBER OF THE LIQUIDATOR	Name: CS Mandar Wagh Address registered with IBBI: Flat no. C-1302, Grandstand Trinity, Service Road from Vedhavan to Warje, Pune Bangalore Highway, Near Chandani Chowk, Pune 411038 Address for communication: C/o. Anand Chaitanya Corporate Legal Advisors LLP, 603, 5th Floor, Venture Building, Above Mc Donald's Paud Road, Bhusari Colony, Pune 411 038 Mob: 9822844488 Email Id: v.esrobotics@rediffmail.com Registration No: IBBI/PA-02/IP-NO0450/2017-18/11276
7	LAST DATE FOR SUBMISSION OF CLAIMS	29/04/2026

 Notice is hereby given that the ESROBOTICS PRIVATE LIMITED has commenced voluntary liquidation on 30/03/2026.
 The stakeholders of ESROBOTICS PRIVATE LIMITED are hereby called upon to submit a proof of their claims, on or before 29/04/2026, to the liquidator at the address mentioned against item 7.
 The financial creditors shall submit their proof of claims by electronic means only. All other stakeholders may submit the proof of claims in paper, by post or by electronic means.
Submission of false or misleading proofs of claim shall attract penalties.
 Date : 03 / 04 / 2026 CS Mandar Wagh
 Place: Pune Liquidator
 Registration No.-IBBI/PA-02/IP-NO0450/2017-18/11276
 AA2/11276/02/311226/204052
 AFA Valid upto 31/12/2026

KIFS HOUSING FINANCE LIMITED
 Registered Office: 6th Floor, KIFS Corporate House, Beside Hotel Planet Landmark, Near Ashok Vatika, BRTS, ISKON - Ambli Road, Bodakdev, Ambli, Ahmedabad, Gujarat - 380054.
 Corporate Office: C-902, Lotus Park, Graham Firth Compound, Western Express Highway, Goregaon (East), Mumbai - 400063, Maharashtra, India. Ph.No: +91 22 61796400, E-mail: contact@kifshousing.com
 Website: www.kifshousing.com CIN: U65922KL2015PLC085079 RBI COR: DOR-00145
Appendix IV A Symbolic Possession Notice (For Immovable Property)
 Whereas, the undersigned being the Authorized Officer of Kifs Housing Finance Limited (KHF) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of power conferred under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules 2002. Demand Notice(s) issued by Authorized 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 here by given to the Borrower(s) / Guarantor(s) and the public in general that the undersigned has taken possession of the property described here in below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 9 of the Security Interest Enforcement Rules, 2002. The Borrowers attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. 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 change of KIFS for an amount as mentioned herein under with the interest thereon

Sr. No.	Name of Borrowers/ Guarantors & Date of NPA	Demand Notice/ Amt Outstanding / Branch LAN	Detail of Secured Assets:	Possession Notice Date/Type
1.	Yogesh Machchhindra Yadao (Applicant) 2. Sujata Yogesh Yadao (Co-Applicant) NPA : January 08, 2026	Demand Notice Date: January 21, 2026 O/s: Rs. 1998567/- Branch / LAN : Solapur/23596/LN HESOL014947	Grampanchayat Milkat No.623, Extended Part Of Gaethan Area, Ap Tawashi, Siddhewadi Road, Tal-pandharpur, Dist Solapur, Maharashtra 413004 Boundaries as Per Sale Deed: East- Land Of Tejas Yadao, West- Road, North- Land Of Kundlik Bunkul, South- Land Of Ashok Yadav As per Site: East- Land Of Tejas Yadao, West- Road, North- 6ft wide Road, South- Land Of Ashok Yadav	Symbolic March 31, 2026
2.	1. Samadhan Dattatray Bue (Applicant) 2. Sangita Dattatray Bad (Co-Applicant) NPA : January 08, 2026	Demand Notice Date: January 21, 2026 O/s: Rs. 1629192/- Branch / LAN : Solapur/23886/LN HESOL015292	GP Milkat No.570, AP Laxminagar Bad Mala, On Achakadmi Road, Tal. Sangola, Dist. Solapur, Maharashtra 413300 Boundaries as Per Sale Deed: East- Own Milkat, West- Sagar Bad, North- Dattatray Bad, South- Road As per Site: East- Own Milkat, West- Sagar Bad, North- House of Manshingi, South- Road	Symbolic March 31, 2026
3.	1. Sanjay Hanumantrao Gaikwad (Applicant) 2. Rajshri Sanjay Lavar (Co-Applicant) NPA : January 08, 2026	Demand Notice Date: January 21, 2026 O/s: Rs. 1612464/- Branch / LAN : Solapur/20631/LN HSL014369	Plot No.81, Gat No 695/A/695 B/702 A/702 B/703B, Ujan Vasahat, Bhose Road, At Post Patvardhan Kuroli, Near Maruti Mandir, Bhingare Hospital, Taluka-pandharpur, Dist-Solapur, Maharashtra 413315 Boundaries as Per Sale Deed: East-Plot no 70, West-Road, North-Plot no 82, South-Plot no 80 As per Site: East- Plot no 70, West- Road, North- Road, North- Road, South- Plot no 80	Symbolic March 31, 2026
4.	1. Sangita Bapurao Gaikwad (Applicant) 2. Nikant Babu Gaikwad (Co-Applicant) NPA : January 08, 2026	Demand Notice Date: January 21, 2026 O/s: Rs. 1244183/- Branch / LAN : Solapur/16900/LN HSL0013136	Grampanchayat House No.297, At Pohargaon, Near Grampanchayat Office, Solapur Pandharpur Maharashtra 413304 Boundaries as Per Sale Deed: East- Property Of Bhabasabheb Ramkushna Gaikwad, West- Property Of Bhabasabheb Machindra Gaikwad, North- Property Of Dagadu Narayan Gaikwad, South- Road As per Site: East- Property Of Bhabasabheb Ramkushna Gaikwad, West- Property Of Bhabasabheb Machindra Gaikwad, North- House Of Bhagwan Singh (Grandson Of Mrs Kamala kunwar), South- Road	Symbolic March 31, 2026
5.	1. Yogesh Suresh Gaikwad (Applicant) 2. Sumita Suresh Gaikwad (Co-Applicant) NPA : January 08, 2026	Demand Notice Date: January 21, 2026 O/s: Rs. 1095575/- Branch / LAN : Solapur/16599/LN HSL012942	Gram Panachayat Milkat No.178, Village-Pohargaon, Solapur Pandharpur Maharashtra 413304 Boundaries as Per Sale Deed: East- Road, West- House of Dattatray Bhikaji Gaikwad, North- House of Arun Ranchoad Gaikwad, South- House of Bharat Babaso Gaikwad As per Site: East- Road, West- House of Dattatray Bhikaji Gaikwad, North- Plot No. A-57, South- House of Bharat Babaso Gaikwad	Symbolic March 31, 2026

 Borrower(s)/Guarantor(s) are hereby put to caution that the property may be sold at any time herein after by way of public auction/tenders and as such this may also be treated as a notice under Rule 8, 8 & 9 of Security Interest (Enforcement) Rules, 2002. The detailed inventory and Panchnama could not be recorded due to obstructions as such property has been photographed.
 Date: 03.04.2026 | PLACE : Solapur Sd/- Authorized Officer, KIFS Housing Finance Ltd.

UJJIVAN SMALL FINANCE BANK
 Registered Office: Grape Garden, No.27, 3rd "A" Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095, Karnataka.
 Regional Office: 7th Floor, Almonte IT Park, Sr.No. 8, Kharadi-Mundhwa Bypass, Village Kharadi, Pune - 411014.
DEMAND NOTICE UNDER SECTION 13(2) OF SARFAESI ACT, 2002.
 Whereas you the below mentioned Borrower(s), Co-Borrower(s), Guarantor(s) and Mortgagors have availed loans from Ujjivan Small Finance Bank, by mortgaging their immovable properties. Consequent to default committed by you all, your loan account has been classified as Non-performing Asset, whereas Ujjivan Small Finance Bank being a secured creditor under the Act, and in exercise of the powers conferred under section 13(2) of the said Act read with rule 2 of Security Interest (Enforcement) Rules 2002, issued Demand notice calling upon the Borrower(s), Co-Borrower(s)/Guarantor(s)/Mortgagors as mentioned in column No.2 to repay the amount mentioned in the notices with future interest thereon within 60 days from the date of notice, but the notices could not be served on some of them for various reasons.

Sl. No.	Name & Address of Borrower/ Co-Borrower/ Guarantor/ Mortgagor	Loan amount / Branch	Details of the Security to be enforced	Date of NPA & Demand Notice date	Amount due in Rs./ as on
1	1)Amir Bhikku Khan, 2) Taran Khan, 3) Prashant Gajanan Dakhave, B/1, Balamal Chawh Shramik Nagar, Pimprigaon, Pune City, Maharashtra - 411017. 1) also at 507/2822 Maltri Chowk, Sant Tukaram Nagar Babasabheb Ambedkar, Bhavan Road Pimpri Pune, Maharashtra - 411018. 2) also at 143 Purani Saray, Dhauapur, Dholaapur, Rajasthan - 328001, 3) also at Flat No. 6, Ganesh Vandana Plaza, Raina Associates, Nadhe Nagar, Kalewadi Pune, City, Pune, Maharashtra - 411017	44073101 300000005 44073101 500000002 RS.4085000/- &RS.1901000/- 4407-PIMPRI	All the piece and parcel of the Flat No. 06 of an area of 850 Sq. Fts. Carpet Area on 1st Floor, in the building known as "Ganesh Vandana Plaza (Rainema Associates)" constructed upon land property bearing Survey No. 111 Hissa No. 8A/27 having its Corresponding CTS No. 7987, totally admeasuring area 00H 03R i.e. 314.20 Sq. Mtrs., lying and situated at village Rahatani (Kalewadi), Taluka: Haveli, Dis: Pune within the jurisdiction of the Sub-Registrar Haveli and within the limits of Pimpri Chinchwad Municipal Corporation. Property Bound as East: Property of Mr. Sable, West: Government Road, North: Property of Mr. Madhukar Dixit, South: Property of Mr. Raheja & Mr. Shinde. Property Owned By Amir bhikku Khan	08.01.2026 & 31.01.2026	Rs. 80,63,711.27 as on 19.01.2026
2	1) Mahesh Naghnath Pawar, 2) Ambika Mahesh Pawar, Flat No. 11 Swagandhara Apartment, Sr No 178 Gopalwadi, Daund, Pune, Maharashtra-413801 and also at D 223/A, Selve Overseas, Jaythari Chalk, Daund, Pune, Maharashtra - 413801. 1) also at Daund Kurkumbh Road, Shalimar Chouk Ward no 7, Daund, Pune, Maharashtra - 413801	4404310 300000001 4404310 130000027 Rs.320000/- &1091000/- 4404-Hadapsar	All the piece and parcel of the Flat No. 11 of an area of 625 Sq. Fts. i.e. 58.08 Sq. Mtrs. Super Built Up Area (Inclusive of Stairs, Balcony & Terrace) on Still + 2nd Floor, in the building known as "Swarna Gandha" constructed upon land property bearing Survey No. 6 Hissa no. 16 (Old Sr.no. 178), constructed on totally admeasuring area 00H 05R i.e. 500 Sq. ft., lying and situated at village Gopalwadi, Taluka: Daund, Dis: Pune within the jurisdiction of the Sub-Registrar Daund and within the limits of Grampanchayat of Gopawhad. Property Bound as East: Flat No. B-2, West: Flat No. 12, North: Staircase & Flat No. 10, South: Open Space. Property owned by Mahesh Naghnath Pawar and Ambika Mahesh Pawar.	08.01.2026 & 21.01.2026	Rs. 14,72,109.16 as on 19.01.2026

 Notice is therefore given to the Borrower/Co-Borrower/Guarantor & Mortgagor as mentioned in Column No.2, calling upon them to make payment of the aggregate amount as shown in column No.6, against all the respective Borrower/Co-Borrower within 60 days of Publication of this notice as the said amount is found payable in relation to the respective loan account as on the date shown in Column No.6. It is made clear that if the aggregate amount together with future interest and other amounts which may become payable till the date of payment, is not paid, Ujjivan Small Finance Bank shall be constrained to take appropriate action for enforcement of security interest upon properties as described in Column No.4. Please note that this publication is made without prejudice to such rights and remedies as are available to Ujjivan Small Finance Bank against the Borrower(s)/Co-Borrower(s)/ Guarantor(s)/ Mortgagors of the said financial under the law. Your attention is also invited to section 13(8) of the Act in respect of time available to you to redeem the secured asset, 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 the secured asset without prior consent of Secured Creditor. Any such act shall tantamount to an enforceable punishable under section 29 of the Act.
 Date : 02.04.2026, Place : Pune Sd/- Authorized Officer, Ujjivan Small Finance Bank

MAHINDRA RURAL HOUSING FINANCE LTD.
 Corporate Office- Amli Building, Unit No. 203, 2nd Floor, B Wing, Sunder Bung, Kurta West, Mumbai Maharashtra 400 070 India.
 Regional Office : Pune
POSSESSION NOTICE (for immovable property) Rule 8-11
 Whereas, the undersigned being the Authorized Officer of (Mahindra Rural Housing Finance Limited) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 8 & 9 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) were issued by the Authorized Officer of the company to the borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The mentioned borrowers having failed to repay the amount, notice is hereby given to the below mentioned borrowers in particular that the undersigned has taken Physical 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 borrowers in particular and the public in general are hereby cautioned not to deal with the property (Secured Asset) mentioned herein and any dealings with such property will be subject to the charge of Mahindra Rural Housing Finance Limited for an amount as mentioned herein under with interest thereon.
Description of Property

Finane No.	Name of the Borrower(s) / Guarantor (s) (name Of The Branch)	Description of Secured Asset (Immovable Property)	Amount & Date of Notice	Date of Possession
XRESBR 0011165 / 1471324	Mrs. Suvarna Veerkumar Shah, R/o: 210, Talwalkar Hospital, Phaltan, Pune, Maharashtra - 412102, Mr. Vinod Virkumar Shah, R/o, 201, Talwalkar Hospital, Ward No. 04, Nira, Pune, Maharashtra-411028 & Sanjay Eknath Lakadki, R/o. Ghumat Yashi, Khandobachwad, Human Mandir Pune, City, Maharashtra-412102.	Flat No. 202, 2nd Floor, "A" Wing, Building Name: Prasanna Plaza Admeasuring Area 575 Sq. Ft. Super Built Up Carret Area 435 Sq Ft Means 53.43 Sq.Mtr. City Survey No 178, Total Area 00 Hec.86.96 R From Area 00 Hec 07 87 Ar Means 797 Sq. Mtr. Grampanchayat Milkat No. 1/368, Mauge Nira Shivikar, Tal. Purandari, Dist. Pune-412102. East -Road, West -Star Case, South - Property of Mavir Jain & North - Flat No.201 of Prasanna Plaza.	1011967.63 & 28-05-2024	27-03-2026

 Place : Pune
 Date : 03.04.2026
 Sd/- Authorised Officer
 Mahindra Rural Housing Finance Ltd.

HINDUJA HOUSING FINANCE LIMITED
 Corporate Office at 167-169, 2ND Floor, Little Mount, Saldape, Chennai - 600015. (Tamil Nadu). E-mail id: auction@hindujahousingfinance.com
Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 9(1))
 Sale of Immovable property mortgaged to Hinduja Housing Finance Limited (HHF) Corporate Office at 167-169, 2ND Floor, Little Mount, Saldape, Chennai - 600015. (Tamil Nadu) and Branch Office at - Hinduja Housing Finance Limited, 3rd Floor PPK Ample, E-Ward, Shahapur, 5th Lane, Kolhapur - 416001, Hinduja Housing Finance Limited, Plot No 7, 3rd Floor, Pandharinath, Near Sangli Civil Hospital, Sangli Colony, Sangli 416416, Hinduja Housing Finance Limited, Satara Diagnostic Center, Kalyani Nagar, Ajinkya Colony, Viswa Naka, 4th Floor, Pioneer Tower, Above Relian,Satara-415001 under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of HHFL has taken the physical possession of the following property (i.e. pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts dues, The Sale will be done by the undersigned through e-auction platform provided at the website: <https://sarfaesi.auctiontiger.net>

Sr. No.	Borrower(s)/Co-Borrower(s)/ Loan Account Number	Demand Notice Date and Amount	Description of the Immovable property / Secured Asset	Date of Physical Possession	Reserve Price (RP)
1.	1. Mr. ASLAM SHAMU MULLA (Borrower), 2. Mrs. FARJANA ASLAM MULLA, 3. Mr. SALIM SHAMUDIN MULLA, 4. Ms. BISMILLAH MULLA - (Co-borrower) Loan Account Number - MH/KLP/SNGL/A000001177	23.12.2024 For Rs.3647817/- as on 20.12.2024	All that piece and parcel of property bearing CS. No.294, its admeasuring area 659.6 Sq.Mt., out of that Adm area 191.39 Sq.Mt, its Grampanchayat Milkat No.806, property situated at Mouji, Andhali, Tal. Palus, Dist. Sangli and schedule property is bounded as: East: Property of Uttam Mahesh Mane, Shivaji, Balu Mahari Mane, West: Road, South: Stream, North: Road	14.08.2025	Rs. 352528/- EMD Rs. 352528/- up to 24.03.2026
2.	1. Mr. SUVASH LOKHANDE (Borrower), 2. Mrs. SANGITA LOKHANDE, (Co-borrower) Loan Account Number: MH/KLP/KLPR/A00001038	16.01.2024 For Rs.1802887/- as on 15.12.2023	All that piece & parcel of land along with construction over it, bearing Flat No. A.1, area 68.28 Sq. Met, 735 Sq. in the building known as Chintamani Arcade, constructed on R.S.No.98 area admeasuring 00HTR, Situated At Mouje- Mundhe, Tal- Karad, Dist. Satara, and the schedule property is bounded as East: Staircase, West: Remaining Land from Same Gat No, North: Shop No.05, South: Property of Akkatal Lamane.	11.07.2025	Rs. 1607445/- EMD Rs.160744/- up to 24.03.2026
3.	1. Mr. LOKESH SURESH KILKAR (Borrower), 2. Mr. VISHAL SURESH KILKAR, 3. Mrs. MAHADEVI SURESH KILKAR (Co-borrower) Loan Account Number: MH/KLP/KLPR/A000000721	16.01.2024 For Rs.1762202/- as on 15.12.2023	All that piece & parcel of land along with construction over it, within the Division Kolhapur under the jurisdiction of sub registrar Karveer, and the local limits of Kolhapur Municipal Corporation the Property bearing G. No.52/3/KP, Plot No.A.6, Total Area 100.70 Sq. Metr means 1083.32 Sq. Feet, Mouje BALINGE, TAL: KARVEER, DIST:KOLHAPUR and the schedule property is bounded as follows: To the East: Agriculture Land, To the West: Road, To the North: Plot No. B.12, To the South: Plot No. A.7.	19.09.2025	Rs. 1746230/- EMD Rs. 174623/- up to 24.03.2026
4.	1. Mr. PRAFULL PANDURANG THOMBARE (Borrower), 2. Mrs. ASHWINI PRAFULL THOMBARE (Co-borrower) Loan Account No. MH/KLP/SNGL/A000000330	07.07.2025 For Rs.1650135/- as on 05.07.2025	All that piece and parcel of property bearing Flat No. 06, its carpet area adme. 44.70 Sq.Meters, its super built up area 51.11 Sq.Meters, 6% its salable area 58.08 Sq.Meters, within Second Floor of 'Sai Sparsh Apartment' Wing -B a multi storied building constructed on Survey No.184/2/A, Na Plot No. 12/9 (Its Old Survey No.4871/2/A) an area adme. 255.55 Sq. Meters, situated at Sangli, Tal- Miraj, Dist. Sangli, within the	16.03.2026	Rs. 1800000/- EMD Rs. 180000/- up to 24.03.2026
5.	Mr				

