

**Motilal Oswal Home Finance Limited**

Regd. Office: Motilal Oswal Tower, Rahimtullah Sayani Road, Opp. Patel ST Depot, Prabhadevi, Mumbai - 400 025, CS : 829188998 Website: www.motilaloswal.com, Email: hfcquery@motilaloswal.com

**POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)**

(UNDER RULE 8 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

Whereas the undersigned being the authorized officer of Motilal Oswal Home Finance Limited, (Formerly known as Aspire Home Finance Corporation Ltd), under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice.

The following borrowers having failed to repay the amount, notice is hereby given to the following borrowers and the public in general that undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned hereunder.

Sr No	Loan Agreement No. / Name Of The Borrower/ Co-Borrower/Guarantor	Date Of Demand Notice & Outstanding	Date Of Possession Taken	Description Of The Immovable Property : All That Part And Parcel Of Property Consisting Of Property Address
1	LXWAG00316-170049453 / Borrower: Shivali Badrila Suthar Co-Borrower: Meena Shivali Suthar	09-05-2025 For Rs.1253982/-	04-11-2025	Sr No.61 Flat No. 05 Hissa No. 1/2b/2/10/7 Second Floor Prisha Heights Nr. Ganesh Temple Ambegaon Pune-411046 Maharashtra
2	LXPU00135-160010098 / Borrower: Gayatri Sanjay Kamble Co-Borrower: Sanjay Jagannath Kamble	09-06-2025 For Rs.745934/-	03-11-2025	Flat No. 24, Second Floor, Laxmi Kamal Vishwa, Sr. 1785a/Old S No. 180/16a Old 152), Area Ad Measuring 323.52 Sq.mtr.Nr Power House, Pune ,Maharashtra-412308

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 Motilal Oswal Home Finance Limited for an amount mentioned herein above and 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.

Place : Maharashtra Date : 08.11.2025 Sd/- Authorized Officer (Motilal Oswal Home Finance Limited)

**KIFS HOUSING FINANCE LIMITED**

Registered Office: 6th floor, KIFS Corporate House, Beside Hotel Planet Landmark, Near Ashok Vatika BRTS, ISKON - Ambi Road, Ambi, Ahmedabad, Gujarat - 380084 Corporate Office: C-902, Lotus Park, Graham Field Compound, Western Express Highway, Gomgaon (East), Mumbai - 400063, Maharashtra, India, Ph. No.: +91 22 61796400 E-mail: contact@kifshousing.com Website: www.kifshousing.com CIN: U65972GJ2015PLC085079 RIB COR: DOR-00145

## NOTICE UNDER SECTION 13(2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT)

In respect of loans availed by below mentioned borrowers/guarantors through KIFS HOUSING FINANCE LIMITED, which have become NPA with below mentioned balance outstanding on date mentioned below. We have already issued detailed Demand Notice dated as mentioned below Under Sec. 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 by Registered Post / Speed Post / Courier with acknowledgement due to you which has been returned undelivered / acknowledgement not received. We have indicated our intention of taking possession of securities owned on one of you as per Sec. 13(4) of the Act in case of your failure to pay the amount mentioned below within 60 days. In the event of your not discharging liability as set out herein above the Bank / Secured Creditor may exercise any of the right conferred vide section 13(4) of SARFAESI Act and while publishing the possession notice auction notice, electronically or otherwise, as required under the SARFAESI Act, the Bank / Secured Creditor may also publish your photograph. Details are hereunder:-

Sr. No.	Branch/ Loan A/c No	Name of Borrower / Co- Borrower /Guarantors & Date of NPA	Demand Notice Date	Amount Outstanding	Detail of Secured Assets:
1	1/Rupali Nihesh LNHL/PUN/001297	Godhave (Applicant) 2.Nihesh Arunrao (Co-Applicant) NPA: October 10, 2025	Demand Notice Date November 04, 2025	Rs.145024/-	S No 44/2b, Flat No 403, 4th Floor, Achal Farm Soc. "Shivkala Vihar", Ambegaon Rd Ambegaon, Khurdi Pune, Haveli, Maharashtra 411046. As Per Sale Deed- East: By Property Of Mr Nandaanikar, West: By Private Plot No 808 Remain Property Of Pardesh, North: By Private Plot No 808 Remain Property Of Pardesh, South: Road, As Per Site- East: By Property Of Mr Nandaanikar, West: By Private Plot No 808 Remain Property Of Pardesh, North:By Private Plot No 808 Remain Property Of Pardesh, South: Road
2	2/SD/LAPUR/18733/ LNHS/ESOL/013728	1. Bholaj Shabaji Kale (Applicant) 2. Sushama Bholaj Kale (Co-Applicant) NPA: October 10, 2025	Demand Notice Date November 04, 2025	Rs.869630/-	Grampanchayat Mikat No.229, Ag Lonarwadi, Tal Pandharpur Dist-Solapur, Maharashtra 413306. As Per Sale Deed- East: Satish Bandar J, West: Property Of Arjan Gangamale, North: Road, South: Property Of Sambhaji Gangamale, As Per Site- East: Property Of Prakash Tukaram Gangamale, West: Road North: Property Of Prakash Tukaram Gangamale, South: Property Of Sambhaji Gangamale
					The above mentioned Borrowers/Guarantors are advised (1) To collect the original notice from the undersigned for more and complete details and (2) To pay the balance outstanding amount interest and costs etc. within 60 days from the date of notice referred to above to avoid further action under the SARFAESI Act.
					Date: 08.11.2025   Place : Pune, Solapur, Maharashtra Sd/- Authorised Officer, KIFS Housing Finance Ltd.

**ANAND RATHI**

Anand Rathi Global Finance Limited, Express Zone, A Wing, 8th Floor, Western Express Highway, Gomgaon (E), Mumbai - 400 063 India Mobile : +91 8433508283 | Website: www.rathi.com

**E-AUCTION SALE NOTICE**

Notice is hereby given to the public in general and in particular to the below Borrower/Co-Borrower/s/Guarantor/s that the below described Schedule Immovable property inter alia secured to Anand Rathi Global Finance Limited ("ARGF") [Secured Creditor] having Loan Account No. APPL0009651 the Constructive Possession of which, will be sold by an Online e-Auction through website <https://sarfaesi.auctiontiger.net> on the date specifically mentioned in Schedule, on an "AS IS where IS" & "As is what is" and "Whatever there is" basis towards recovery of total sum specifically mentioned in Schedule and the contractual interest thereon and other cost and charges till the date of realization from Borrower/Co-Borrower/s/Guarantor as mentioned below:

Name of the Borrower : (1) M/s. Autorox HUB (Borrower), Ground Floor, CTS No. 507/5, Bibwewadi, Pune : 411037.

Name of the Co-borrower/s : (2) Mrs. Amritta Mehta (Co-Borrower), Flat No. A-802, 8th Floor Eva Building, Sr. No. 7, 8, Bandhan BK, Pune-411021. (3) Mr. Hardik B Mehta (Co-Borrower), Flat No. A-802, 8th Floor Eva Building, Sr. No. 8, 9, Bandhan BK, Pune-411021. (4) Mr. Bharat Shantilal Mehta (Co-Borrower), Flat No. A-802, 8th Floor Eva Building, Sr. No. 7, 8, Bandhan BK, Pune-411021. (5) Mrs. Asha B Mehta (Co-Borrower), Flat No. A-802, 8th Floor Eva Building, Sr. No. 7, 8, Bandhan BK, Pune-411021.

Property Address : Shop No. 8, Ground Floor, Pushpa Emerald, B Wing, Sr. No. 75(Old Sr.No.134), 1A/2, 2A/2, 3A/2, 4A/2, Katraj, Pune:411046.

Outstanding Amount (as per demand notice along with future interest and cost) Rs. 31,44,546/- (Rupees Thirty One Lakhs Forty Four Thousand Five Hundred And Forty Six Only)

Date of Auction 15th December 2025

Reserve Price Rs.49,24,800/- (Rupees Forty Nine Lakhs Twenty Four Thousand Eight Hundred Only)

Earnest Money Deposit 10% of the Reserve Price

Minimum Bid Increment Amount Rs.10,000/- (Rupees Ten Thousand Only)

Date and time of inspection of property for intending purchasers 8th December 2025 From 10 am to 4 pm

Date and Time for submission of Tender form along with KYC documents 11th December 2025 Up to 4:00 PM with KYC documents /Proof of EMD etc.

Date & time of opening of online offers 15th December 2025 Between 10:00 AM and 1:00 PM

Note : The intending bidder/purchaser may visit Anand Rathi Group website [www.rathi.com](http://www.rathi.com) for detail terms and conditions regarding auction proceedings.

The publication is also 30 days' notice stipulated under rule 8(6) & 9(1) or Security Interest (Enforcement) Rules, 2002 to the above Borrower/Co-Borrower/s/Guarantor.

Date : 7th November 2025 Sd/- Anand Rathi Global Finance Limited Place : Pune Authorized Signatory

**THE PANDHARPUR URBAN CO-OP BANK LTD., Pandharpur**

Head office: 4183(B), Navi Peth, Pandharpur, Tal. Pandharpur, Dist. Solapur, 413304. Phone : (02166) 228451, 228452 Email : recovery@pandharpurbank.com

**PUBLIC NOTICE FOR RE-AUCTION OF IMMOVABLE PROPERTY**

(Notice U/Sec. 13 of Securitization and Reconstruction of Financial Assets of Security Interest Act 2002 and Enforcement of Security Interest rules 2002 [8 and 9])

Notice is hereby issued to the public in general and to the borrower/s and guarantor/s in particular by the authorized officer of the respective account, as mentioned below that, possession of the below mentioned property / properties Mortgaged to The Pandharpur Urban co-op. Bank Ltd. have taken the provisions of section 13(4) of securitization and reconstruction of financial assets and enforcement of security interest Act 2002. Whereas the bank acting through its authorized officer, in exercise of its powers under section 13(4) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 [ SARFAESI ], will put the below mentioned properties to Re-Auction sale for recovery of Under mentioned dues and further interest, charges and costs etc. The properties are being sold on 'AS IS WHERE IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS' and such sale is without any kind of warranties and indemnities.

A detailed description of the immovable property offered for sale

Borrower: M/s. I.K. Enterprises Prop. Vikas Gopal Kulkarni

Borrower & Mortgagor Mr. Vikas Gopal Kulkarni, R/A: 1641 Madhav Heritage, Flat No. 1, 1st floor, Sadashiv Peth, Pune 411030 Their property

Property situated at City Survey No. 1707 Kamala Residency Sadashiv Peth Pune Flat No 10, which Area 990 Sq. Feet. Four Boundaries as under: East: Mr. Phadekar Flat West: Municipal Road, North: Datar's Flat & South: 1707 B Sadashiv Peth

Property situated at City Survey No. 1641 Madhav Heritage Sadashiv Peth Pune Flat No. 01, which Area 609 Sq. Feet. Four Boundaries as under: East: Adjacent Flat, West: Road, North: Entrance/Lift Stair Case & South: CTS No. 1639

Date of Property Inspection Dated 15/11/2025

Submission of Earnest Money Deposit Dated 24/11/2025

Auction Date and Time Dated 24/11/2025 @ 2:00 PM

10% EMD Amount to be send through RTGS to our below bank details

Bank Name : The Pandharpur Urban Co-op. Bank Ltd., Pandharpur

A/c No. 50001071800000 IFSC Code : PUCB0000001

Auction venue : The Pandharpur Urban Co-op. Bank Ltd., Pandharpur

Branch : Chinchwad Pune. Ramnagur Apartment, Power House Chowk, Chinchwad Pune 411033.

Place : Pune Date : 07/11/2025

Authorized Officer The Pandharpur Urban Co-op. Bank Ltd., Pandharpur

L&T Finance Limited (Formerly known as L&T Finance Holdings Limited)

Registered Office : L&T Finance Limited, Brindavan Building Plot No. 177, Kalina, CST Road, Near Mercedes Showroom Santacruz (East), Mumbai 400 098

CIN No: L67120MH2008PLC181833

Branch office: Kolhapur

**POSSESSION NOTICE**

(Rule 8(1))

Whereas the undersigned being the authorized officer of L&T Finance Limited (Earlier L&T Finance Holdings Ltd), under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of powers conferred by Section 13(12) of the said Act read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notices calling upon the Borrower/Co-borrowers and Guarantors to repay the amount mentioned in the demand notice appended below within 60 days from the date of receipt of the said notice together with further interest and other charges from the date of demand notice till payment/realization. The Borrower/Co-Borrowers/Guarantors having failed to repay the amount, notice is hereby given to the borrower/ Co-Borrowers/Guarantors and public in general that the undersigned has taken possession of the property described herein under in exercise of powers conferred on him under Section 13 of the said Act read with rule 8 of the said Rules on this notice.

Loan Account Number	Borrower/s/ Co-borrower/s & Guarantors Name	Description of the Mortgaged Properties	Demand Notice Date	Date and Type of Possession Taken
H014592406 21053348 & H014592406 21053348L	1) Sachin Annaso Gadekar As Borrower And 2) Ashvini Sachin Gadekar	All That Piece And Parcel Of The Property Address: Property Bearing Flat No. G-3 Having Area 83.75 Sq. Mtrs. (Super Built-up) Situated On Ground Floor Of The Apartment Building Known As "Doulas Apartment" Which Is Constructed On R.L. No. 524/2 Out Of Which Plot No. 36 Having Area 474.69 Sq. Mtrs. Situated At K. Kagal, Tal. Kagal, Dist. Kolhapur & Within The Jurisdiction Of Kagal Nagarbandh, Kagal-	20-12-2023	Rs. 38,09,423.12/- As on 20-12-2023

The Borrower/ Co-borrowers/ Guarantors in particular and public in general is hereby cautioned not to deal with the property and any dealing in the property would be subject to the charge of L&T Finance Limited for an amount mentioned in the demand notice together with further interest and other charges from the date of demand notice till payment/realization.

Date: 08.11.2025 Place: Kolhapur

**PUBLIC NOTICE**

All the people are hereby informed by this Public Notice that Flat No. 5, in "Madhava Co-operative Housing Society Limited", situated at House No. 1982 out of Survey No. 390/896, Convent Street, Pune, stand in the name of Savitri Daryanani. The said Savitri Daryanani has expired intestate. The Society had issued Share Certificate bearing No. 7, consisting shares from Nos. 26 to 30 in respect of the said Flat. The legal heirs of the said late Savitri Daryanani have executed and registered a Release Deed in favour of her son - Ramesh Ramchand Daryanani. The original Share Certificate has been lost/misplaced by the said Ramesh Ramchand Daryanani. The said Society is in the process of issuing Duplicate Share Certificate in respect of the said Flat. If any person has any objection or has any right, title or interest in the said Flat, he/she should inform the Society, in writing, within 7 days from the date of publishing this Notice, along with the related original documents, showing his/her right, title or interest in the said Share Certificate, otherwise the Society shall issue the Duplicate Share Certificate in respect of the said Flat. D