



Home First Finance Company India Limited
CIN: L65990MH2010PLC240703, Website: homefirstindia.com
Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

DEMAND NOTICE
U/s 13(2)

You the below mentioned borrower has availed loan by mortgaging the schedule mentioned property and you the below mention has stood as borrower/co- borrower guarantor for the loan agreement. Consequent to the defaults committed by you, your loan account has been classified as non- performing asset on **04-07-2026** under the provisions of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short SARFAESI Act). We Home First Finance Company India Limited have issued Demand Notice u/s 13(2) read with section 13(13) of the SARFAESI Act to the address furnished by you. The said notices are issued as on **03-08-2026** and these notices state that you have committed default in payment of the various loans sanctioned to you. Therefore, the present publication carried out to serve the notice as the provision of Section 13(2) of SARFAESI Act and in terms of provision to the rule 3(1) of the Security Interest (Enforcement) Rules, 2002:

Sr. No.	Name and Address of the Account, Borrower(s) & Guarantor(s)	Details of the security to be enforced	Total Outstanding as on date of Demand Notice plus further interest and other expenses (in Rs.)
1.	archanarani kamalesh arya, Kamaleshkumar Jagmohan	Flat No. E-201, Second Floor, Gat No. 3430/2/1 to 35, Gat No. 3430/2/39 to Gat No. 3430/2/47, Anandgram, Talegaon Dhamdhara, Taluka Shirur, Pune-412208., Bounded by: East-Open Space, West-Flat No 204, North- Open Space, South-Flat No 205	6,10,658

You are hereby called upon to pay Home First Finance Company India Limited within the period of 60 days from the date of publication of this Notice the aforesaid amount with interest and cost failing which Home First Finance Company India Limited will take necessary action under the Provisions of the said Act against all or any one or more of the secured assets including taking possession of secured assets of the borrowers, mortgagors and the guarantors. The power available to the Home First Finance Company India Limited under the said act include (1) Power to take possession of the secured assets of the borrowers/guarantors including the rights to transfer by way of lease, assignment of sale for releasing secured assets (2) Take over management of the secured assets including rights to transfer by ways of lease, assignment or sale and realize the secured assets and any transfer as of secured assets by Home First Finance Company India Limited shall vest in all the rights and relation to the secured assets transferred as it the transfer has been made by you.

In terms of the Provisions of the Section 13(13) of the said act, you are hereby prohibited from transferring, either by way of sale, lease or otherwise (other than in the normal course of your business), any of the secured assets as referred to above and hypothecated/mortgaged to the Home First Finance Company India Limited without prior consent of the Home First Finance Company India Limited.

Place: Pune
Date: 06-08-2026

Signed by: AUTHORISED OFFICER, Home First Finance Company India Limited



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बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
बनाम भारतीय राज्य

Zonal office: Pune City Zone
"Yashomangal" 1183-A, F.C. Road, Shivajinagar, Pune 5
Tele.: 020-2557 3409 Email : legal_pcr@bankofmaharashtra.bank.in

Sale Notice for Sale of Immovable Properties

E-Auction Sale Notice for 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) & 9(1) of the Security Interest (Enforcement) Rules, 2002.

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Sr. No.	Name of Branch & Borrowers / Guarantors	Amount Due (Rs.)	Short description of the immovable property and Type of Possession	Reserve Price
				EMD Amt.
				Bid Increment Amt.
14	Branch: Hi-Tech Agri, Pune Borrowers: M/s Anupraj Nursery through Proprietor: Mr. Prakash Keshavrao Bhagwat Guarantor: Mr. Vitthal Eknath Gaikwad	Rs. 3,68,51,662/- (Rupees Three Crore Sixty Eight Lakhs Fifty One Thousand Six Hundred and Sixty Two only) plus interest thereon & future interest @ 12.60% w.e.f. 05.05.2025, apart from penal interest, cost and expenses till date of payment of the entire dues, less recovery if any since 05.05.2025	PROPERTY LOT NO. 24 : Industrial Plot on Gat No. 185, admeasuring 0Ha 69R, Near Maher Vatsalya Dham at Taleranwadi, Tal-Haveli, Pune-412207. Mortgaged property is bounded as below: North- By Plot No. 23, West – By Road, South- By Road, East- By Sub-Plot No. 25. Owner of the Property – Mr. Prakash Keshavrao Bhagwat • Encumbrances: Not Known • Type of possession: Symbolic	RP: Rs. 8,28,00,000/- EMD: Rs. 82,80,000/- BID: Rs. 1,00,000/-
15	Branch: Hi-Tech Agri, Pune Borrowers: 1. Mr. Rajendra Dnyanoba Jagtap 2. Mrs. Vaishali Rajendra Jagtap	Rs. 55,60,389/- (Rupees Fifty Five Lakhs Sixty Thousand Three hundred and Eighty Nine Only) plus further interest as mentioned in Demand Notice u/sec 13(2) SARFAESI Act dated 10.01.2025, with monthly rests w.e.f. 10.01.2025 plus costs interests and charges, less recovery if any since 10.01.2025	PROPERTY LOT NO. 25 :Row House No. 60, Ravi Garden Co-operative Society Ltd., Survey No. 81, Hissa No. 2, Grampanchayat Milkat No. 5/0568/061 at Mauje Manjari Budruk, Tal-Haveli, Pune-412214 admeasuring Built up area 1089 sqr. Feet., Near Kia Car Showroom. Mortgaged property is bounded as below: North- By Row house No. 59, West – By Entrance/12 mtr wide road, South- By Row house No. 61, East- By Row house No. 80. Owner of the Property – Mr. Rajendra Dnyanoba Jagtap & Mrs. Vaishali Rajendra Jagtap • Encumbrances: Not Known • Type of possession: Symbolic	RP: Rs. 1,03,87,000/- EMD: Rs.10,38,700/- BID: Rs. 1,00,000/-
16	Branch: Baner, Pune Borrowers: 1. Chhaya Arun More 2. Sonali Shailendra More 3. Shailendra Arun More	Rs. 1,12,03,849/- (Rupees One Crore Twelve Lakhs Three Thousand Eight hundred and Forty Nine Only) plus interest as mentioned in Demand Notice u/sec 13(2) SARFAESI Act dated 10.10.2025, plus costs interests and charges, less recovery if any since 10.10.2025	PROPERTY LOT NO. 26 :Flat No. 201, 2nd Floor, "Novelty Classic", SB Road, Next to Chatushringhi Temple, Sr. No. 106/A*107/B, Hissa No. 2, Shivaji Nagar (Bhamburda), Tal-Haveli, Pune-411016. Mortgaged property is bounded as below: North- Open to Sky, West – Lift, South- Staircase, East- Flat no. 202. Owner of the Property – Mr. Shailendra Arun More & Mrs. Sonali Shailendra More • Encumbrances: Not Known • Type of possession: Symbolic	RP: Rs. 1,83,35,000/- EMD: Rs.18,33,500/- BID: Rs. 1,00,000/-
17	Branch: Aundh, Pune Borrowers: 1. M/s Pratham Industries, Mr. Kisan Narayan Kedari (since deceased being represented through legal heirs) 2. Sunita Kisan Kedari 3. Pooja Makarand Jadhav 4. Manisha Avinash Mane 5. Akansha Kisan Kedari (No. 2 to 5 above, all known legal heirs of Late Sh. Kisan Narayan Kedari)	Rs. 23,07,554.07 (Rupees Twenty Three Lakhs, Seven Thousand, Five hundred Fifty Four and Seven Paise only) plus further interests, costs, charges and expenses, less recovery if any since 26.05.2025 (date of issuance of Demand Notice u/sec 13(2) of SARFAESI Act)	PROPERTY LOT NO. 27: Flat No. 04, 1st Floor, Wing "B", "Suyog Shree CHS Ltd", at S. No. 25/2/1/10 to 13, 25/1/1A/1/6, Village-Pimpale Nilakh, Tal-Haveli, Pune-411027. Mortgaged property is Bounded as below: North- Building side Margin, West – Adjacent Wing A, South- Flat No. 03, East- Entrance & Flat no. 5 & 6, Owner of the Property – Mr. Kisan Narayan Kedari (since deceased being represented through legal heirs) 2. Sunita Kisan Kedari, 3. Pooja Makarand Jadhav, 4. Manisha Avinash Mane, 5. Akansha Kisan Kedari, (No. 2 to 5 above, all known legal heirs of Late Sh. Kisan Narayan Kedari) • Encumbrances: Not Known • Type of possession: Symbolic	RP: Rs. 45,75,000/- EMD: Rs. 4,57,500/- BID: Rs. 25,000/-
18	Branch: Model Colony, Pune Borrowers: M/s Adisaso Global Pvt. Ltd. through Directors: a) Mr. Sopan Rangnath Jatad b) Mrs. Savita Sopan Karad c) Mr. Kaushik Sudam Narang Guarantors(s): 1. Mr. Sopan Rangnath Jatad 2. Mrs. Savita Sopan Karad 3. Mr. Kaushik Sudam Narang	Rs. 3,02,86,490.30 (Rupees Three Crore Two Lakhs Eighty Six Thousand Four Hundred Ninety and Thirty Paise only) plus future interest with monthly rests w.e.f. 06.04.2026, apart from penal charges, costs and expenses, less recovery if any since 06.04.2025	PROPERTY LOT NO. 28: Plot no. 11, Sumira Garden, Gat No. 17/2/15, Baramati-Daund Road, Near Cargill India Pvt. Ltd., Village-Kurkumbh, Tal-Daund, Pune-413801 Mortgaged property is Bounded as below: North- By adjoining Plot No. 10, West – Open Space, South- By adjoining Plot No. 12, East- Entrance & Internal Road. Owner of the Property – Mr. Kaushik Sudam Narang • Encumbrances: Not Known • Type of possession: Physical PROPERTY LOT NO. 29: Plot no. 12, Sumira Garden, Gat No. 17/2/15, Baramati-Daund Road, Near Cargill India Pvt. Ltd., Village-Kurkumbh, Tal-Daund, Pune-413801 Mortgaged property is Bounded as below: North- By adjoining Plot No. 11, West – Open Space, South- By adjoining Plot No. 13, East- Entrance & Internal Road. Owner of the Property – Mr. Kaushik Sudam Narang • Encumbrances: Not Known • Type of possession: Physical PROPERTY LOT NO. 30: Plot no. 13, Sumira Garden, Gat No. 17/2/15, Baramati-Daund Road, Near Cargill India Pvt. Ltd., Village-Kurkumbh, Tal-Daund, Pune-413801 Mortgaged property is Bounded as below: North- By adjoining Plot No. 12, West – Open Space, South- By adjoining Plot No. 14, East- Entrance & Internal Road. Owner of the Property – Mr. Kaushik Sudam Narang • Encumbrances: Not Known • Type of possession: Physical	RP: Rs. 30,14,000/- EMD: Rs. 3,01,400/- BID: Rs. 25,000/- RP: Rs. 33,63,000/- EMD: Rs. 3,36,300/- BID: Rs. 25,000/- RP: Rs. 29,49,000/- EMD: Rs. 2,94,900/- BID: Rs. 25,000/-
19	Branch: SSI Branch, Pune Borrowers: M/s – Prithvi Foods through its Proprietor Mrs. Sulatha Girish Shetty Guarantors: 1) Mr. Girish Shivram Shetty and 2) Mrs. Sushila Shivram Shetty	Rs.1,02,72,377.00 (Rupees One Crore two lakh seventy-two thousand three hundred seventy-seven only) minus recovery if any, plus applicable interest with monthly rate w.e.f. 29.11.2024, apart from penal interest, cost and expenses, less recovery if any since 29.11.2024	PROPERTY LOT NO. 31: Flat No. 3, 1st Floor, "Tulsi Enclave" Survey No. 232/4, 233/1/1, Vidhate Nagar, D P Road, Baner, Pune – 411045, within the limit of Pune Municipal Corporation and within the jurisdiction of Sub Registrar Haveli, Pune. Mortgaged property is Bounded as below: North- By Flat no. 2, West – By entrance & passage, South- By Duct, East- By Internal Road. Owner of the Property – Mr. Girish Shivram Shetty & Mrs. Sushila Shivram Shetty • Encumbrances: Not Known • Type of possession: Physical	RP: Rs. 45,00,000/- EMD: Rs. 4,50,000/- BID: Rs. 25,000/-
20	Branch: Pashan, Pune Borrowers: 1. Mr. Tanaji Laxman Dongre 2. Mrs. Vanita Tanaji Dongre 3. Mr. Bhagyesh Tanaji Dongare Guarantor: Mr. Hemant Vinayak Shinde	Rs. 39,17,245.40/- (Rupees Thirty Nine Lakhs Seventeen Thousand Two Hundred and Forty Five Forty Paise Only) plus interest thereon @ 08.15 % p.a. w.e.f. 20.04.2026, apart from cost and expenses incurred till date of payment of the entire dues, minus recovery if any since 20.04.2026	PROPERTY LOT NO. 32 :Flat No 301, Wing 1,3rd Floor, Venkatesh Residency, Sr No 3/3,CTS No 1464(P). Pandav Nagar, Near Vighnaharta Ganesh Temple, Sus Road, Pashan Pune 411021. Mortgaged property is bounded as below: North- By Lift, West – By entrance, South- By Society Road, East- By Flat No. 302. Owner of the Property – Mr. Tanaji Laxman Dongre & Mrs. Vanita Tanaji Dongre • Encumbrances: Not Known • Type of possession: Symbolic	RP : Rs. 65,08,000/- EMD : Rs.6,50,800/- BID : Rs. 25,000/-
21	Branch: Vishrantwadi, Pune Borrowers: 1. Mr. Tapan Malhari Pawar 2. Mrs. Darshana Tapan Pawar	Rs. 21,73,493/- (Rupees Twenty One Lakhs Seventy three Thousand Four Hundred and Ninety Three Only) plus interest thereon @ 9.70 % p.a. with monthly rests w.e.f. Oct, 2017, apart from interests, costs and expenses, minus recovery if any since 05.10.2017	PROPERTY LOT NO. 33 :Residential Flat No. 12, 4th Floor above mezzanine (3rd Floor), (Flat No. 6 as per sanctioned plan) in the building named as "Amruta Co-operative Housing Society", land bearing S. No. 516/A, C.T.S. No. 408/2, Plot No. 311, Near Ekbote Colony Chowk, Ghorpadi Peth, Pune-411042. Mortgaged property is bounded as below: North- By Side Margin Area, West – By Staircase, South- By Flat No. 11, East- By Side Margin Area. Owner of the Property – Mr. Tapan Malhari Pawar & Mrs. Darshana Tapan Pawar • Encumbrances: Not Known • Type of possession: Symbolic	RP : Rs. 68,88,000/- EMD : Rs.6,88,800/- BID : Rs. 25,000/-
22	Branch: Housing Finance Br., F.C. Road, Pune Borrowers: 1. Mr. Pushkar Mohan Tapre 2. Mrs. Tanvi Pushkar Tapre	Rs. 2,41,69,253/- (Rupees Two Crore Forty One Lakhs Sixty Nine Thousand Two Hundred and Fifty three only) plus interest @ 10.00% p.a. with monthly rests w.e.f. 22.07.2024, apart from penal interest, cost and expenses, less recovery if any since 22.07.2024 (date of issuance of Demand Notice u/sec 13(2) of SARFAESI Act)	PROPERTY LOT NO. 34 :Residential Flat no. 104, 1st Floor, in Building "Bhawantak", bearing S. No. 128/5/2/7(P). Near Amruta Vihar Project, Village-Dhayari, Haveli, Pune-411041. Mortgaged property is bounded as below: North- By Side Margin Area, West – By Open Space, South- By Flat No. 103, East- By Entrance, Passage & Flat No. 101. Owner of the Property – Mr. Pushkar Mohan Tapre & Mrs. Tanvi Pushkar Tapre • Encumbrances: Not Known • Type of possession: Symbolic PROPERTY LOT NO. 35 : Residential Flat no. 202, 2nd Floor, in Building "Bhawantak", bearing S. No. 128/5/2/7(P). Near Amruta Vihar Project, Village-Dhayari, Haveli, Pune-411041. Mortgaged property is Bounded as below:North- By Flat No. 201, West – By Entrance, Passage & Flat No. 203, South- By Side Margin Area, East- By Side Margin Area. Owner of the Property – Mr. Pushkar Mohan Tapre & Mrs. Tanvi Pushkar Tapre • Encumbrances: Not Known • Type of possession: Symbolic PROPERTY LOT NO. 36 :Residential Flat no. 204, 2nd Floor, in Building "Bhawantak", bearing S. No. 128/5/2/7(P). Near Amruta Vihar Project, Village-Dhayari, Haveli, Pune-411041. Mortgaged property is bounded as below: North- By Side Margin Area, West – By Side Margin Area, South- By Flat No. 203, East- By Entrance, Passage & Flat No. 201. Owner of the Property – Mr. Pushkar Mohan Tapre & Mrs. Tanvi Pushkar Tapre • Encumbrances: Not Known • Type of possession: Symbolic PROPERTY LOT NO. 37 :Residential Flat no. 501, 5th Floor, in Building "Bhawantak", bearing S. No. 128/5/2/7(P). Near Amruta Vihar Project, Village-Dhayari, Haveli, Pune-411041. Mortgaged property is bounded as below: North- By Side Margin Area, West – By Entrance, Passage & Flat No. 504, South- By Flat No. 502, East- By Side Margin Area. Owner of the Property – Mr. Pushkar Mohan Tapre & Mrs. Tanvi Pushkar Tapre • Encumbrances: Not Known • Type of possession: Symbolic	RP : Rs. 44,30,000/- EMD : Rs.4,43,000/- BID : Rs. 25,000/- RP : Rs. 44,39,000/- EMD : Rs.4,43,900/- BID : Rs. 25,000/- RP : Rs. 44,39,000/- EMD : Rs.4,43,900/- BID : Rs. 25,000/- RP : Rs. 44,39,000/- EMD : Rs.4,43,900/- BID : Rs. 25,000/-
23	Branch: Erandwana, Pune Borrowers: 1. Mr. Pushkar Mohan Tapre 2. Mrs. Tanvi Pushkar Tapre	Rs. 1,68,28,349/- (Rupees One Crore Sixty eight Lakhs Twenty Eight Thousand Three Hundred and Forty Nine only) plus interest applicable thereon w.e.f. 06.06.2024, apart from interest, cost and expenses, less recovery if any since 06.06.2024 (date of issuance of Demand Notice u/sec 13(2) of SARFAESI Act)	PROPERTY LOT NO. 38 :Residential Flat no. 402, 4th Floor, in Building "Bhawantak", bearing S. No. 128/5/2/7(P). Near Amruta Vihar Project, Village-Dhayari, Haveli, Pune-411041. Mortgaged property is bounded as below: North- By Flat No. 401, West – By Entrance, Passage & Flat No. 403, South- By Side Margin Area, East- By Side Margin Area. Owner of the Property – Mr. Pushkar Mohan Tapre & Mrs. Tanvi Pushkar Tapre • Encumbrances: Not Known • Type of possession: Symbolic PROPERTY LOT NO. 39 :Residential Flat no. 403, 4th Floor, in Building "Bhawantak", bearing S. No. 128/5/2/7(P). Near Amruta Vihar Project, Village-Dhayari, Haveli, Pune-411041. Mortgaged property is bounded as below: North- By Flat No. 404, West – By Side Margin Area, South- By Side Margin Area, East- By Entrance, Passage & Flat No. 402. Owner of the Property – Mr. Pushkar Mohan Tapre & Mrs. Tanvi Pushkar Tapre • Encumbrances: Not Known • Type of possession: Symbolic PROPERTY LOT NO. 40 :Residential Flat no. 404, 4th Floor, in Building "Bhawantak", bearing S. No. 128/5/2/7(P). Near Amruta Vihar Project, Village-Dhayari, Haveli, Pune-411041. Mortgaged property is bounded as below: North- By Side Margin Area, West – By Open Space, South- By Flat No. 403, East- By Entrance, Passage & Flat No. 401. Owner of the Property – Mr. Pushkar Mohan Tapre & Mrs. Tanvi Pushkar Tapre • Encumbrances: Not Known • Type of possession: Symbolic	RP : Rs. 44,39,000/- EMD : Rs. 4,43,900/- BID : Rs. 25,000/- RP : Rs. 44,30,000/- EMD : Rs.4,43,000/- BID : Rs. 25,000/- RP : Rs. 44,39,000/- EMD : Rs.4,43,900/- BID : Rs. 25,000/-

Sr. No.	Particulars	Date & Time
1.	Date and Time of E- Auction	For Lot No.1 to 40, 30 days' sale notice is given. 15.09.2026 between 11.00 a.m. and 4.00 p.m.
2.	Last Date of Submission of Bid with EMD	Before commencement of E-auction (as per PSBA e-bikray rules)
3.	Inspection Date & Time	For Lot No.1 to 40 10.08.2026 to 20.08.2026 between 11:00 am.to 5:00 pm
4.	Authorised Officer for all above properties	Mr. Shrikant Shekhar, Mob: 7588843809

Note: There may be some dues of respective society claiming maintenance charges etc. Bidders are therefore advised to confirm any dues from respective society for property put on auction or any Govt. due from Govt. Authorities or any unpaid dues of the builder. Charges if any due on the respective property shall be borne by the bidder.

1. E-auction shall be conducted through the PSBA E-Bikray. Bidders have to log in on the website <https://baanknet.com> and register themselves. In this regard, please note that verification of KYC documents takes 2-3 days' time. 2. For detailed terms and conditions of the sale, please refer to the link <https://bankofmaharashtra.in/asset-for-sales-search> provided in the Bank's website and also on <https://baanknet.com> (PSBA BANKNET Portal) 3. For detailed information in respect of above properties , you may contact also-Mr. Shrikant Shekhar (Chief Manager Recovery incharge PCZ) M. No. 7588843809

Date : 04.08.2026,
Place : Pune

Chief Manager & Authorised Officer,
Bank of Maharashtra