

INFINITY FINCORP SOLUTIONS PRIVATE LIMITED.

Registered Office at : Unit No.8/003/A, Ground Floor, 215- Atrium, Near Courtyard Marriott Hotel, Antheri Kuria Road, Antheri East, Mumbai, Maharashtra, India-400093

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 Provision to 8(6) of security Interest (Enforcement) Rule, 2002.

Notice is hereby given to the public in general charged to particular to the Borrower/s and Guarantor/s, that the below described immovable property mortgaged/charged to Infinity Fincorp Solutions Pvt Ltd the possession. of which has been taken by the Authorized Officers of Infinity Fincorp Solutions Pvt Ltd, will be sold on **"AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS"** Basis, for recovery of respective dues mentioned hereunder against the secured assets mortgaged/charged to Infinity Fincorp Solutions Pvt Ltd from respective borrower(s) and guarantor(s). The detail of term of sale have been uploaded in the website. The reserve price and earnest money deposit is shown there against each secured asset. The sale will be done by the undersigned through e-auction platform provided here under.

Date and Time of inspection from 16/11/2026 to 23/11/2026 from 10:00 AM to 04:00PM After Taking Prior Appointment.
Last date of depositing EMD: On or before the commencement of e-Auction
Date and time of Auction: 23/11/2026 from 11:00 AM to 02:00PM

Sr. No	Detailed description of the Property	Name of Borrower and Co Borrower / Guarantor	Encumbrances on Property	Loan outstanding as on date	Reserve Price	EMD Amount	Bid Incremental amount	Date and Time of e-auction	Property ID No: Possession
1.	All that piece and parcel of the Shop No. D-5 situated on the Ground Floor in the building/wing-D area admeasuring 173 Sq Ft is 16.00 Sq Mtrs (Built-up) saleable its bearing Grampanchayat Old Mikat No 2/2084, 8672 New Mikat No 6364 in building known as Triveni Nagar Co-Operative Housing Society Ltd, having registration No. PNA (4)/HSG (TC)/9162/2008-2009 situated on Property described in Schedule I. Boundaries as:- East – Common Road, West – Shri Jamie and Rasta South –Property of Mr. Shewale, North- Property of Mr. Malusare's	Dipti Gade Ganesh Bapusaheb Gade	No	Rs.21,61,403 (Rupee Twenty One Lakhs Sixty One Thousand Four Hundred and Three Only) as on 10/12/2025 Plus interest and other charges thereon.	Rs. 12,86,000/- (Rupee Twelve Lakhs Eighty Six Thousand Only)	10%	10,000	23rd November 2026, 11am to 2pm	INMUMC 0000019 Physical

Date and Time of inspection from 16/11/2026 to 23/11/2026 from 10:00 AM to 04:00PM After Taking Prior Appointment.
Last date of depositing EMD: On or before the commencement of e-Auction
Date and time of Auction: 25/11/2026 from 11:00 AM to 02:00PM

Sr. No	Detailed description of the Property	Name of Borrower and Co Borrower / Guarantor	Encumbrances on Property	Loan outstanding as on date	Reserve Price	EMD Amount	Bid Incremental amount	Date and Time of e-auction	Property ID No: Possession
2.	All that piece and parcel of the Flat No.24 admeasuring 460 Sq Ft ie 42.73 Sq Mtrs carpet and built up area 575 Sq Ft ie 53.41 Sq Mt on sixth floor in the building "Yashraj Capital" constructed on Gat No 255 Hissa No 2 and 3 and Plot No 26 situated at Village Hadapsar, Tal. Haveli, Distt. Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-registrar Haveli, Distt Pune. Boundaries as:- East –Plot No.23, West-Open to Sky South –Open to Sky, North- Flat No-21	Anita Shantaram Gwali Bhaskar Hemant Salunke Chetan Pradeep Kalekar	No	Rs.31,09,616 (Rupee Thirty One Lakhs Nine Thousand Six Hundred and Sixteen Only) as on 10/12/2025 Plus interest and other charges thereon	Rs. 14,09,000/- (Rupee Fourteen Lakhs Nine Thousand Only)	10%	10,000	25th November 2026, 11am to 2pm	INMUMC 0000004 Physical

Terms and condition of the E-Auction as under:
(1) Details of Encumbrance over the property as known the NBFC: Not Known, (2) Interested bidders are requested to register their detail with service provider https://sarfaesi.auctiontender.net of KYC documents and transfer of EMD in must be completed well in advance at least two days before auction date. (3) Account detail for depositing EMD : Bank Name : HDFC BANK LTD (INFINITY FINCORP SOLUTIONS PVT LTD) , A/c No. 90200022206973 & IFSC CODE : HDFC00000060 (4) EMD to be deposited through NEFT/RTGS/D.D (5) For downloading further details, process compliance and terms-condition, please visit https://sarfaesi.auctiontender.net (6) For further detail contact Infinity Fincorp Solutions Pvt Ltd, Regional office:- Pune, Mr. Pravin Powar Mob. No. 9325920144 (7) The terms and conditions shall be strict as per the provision of the security interest Rules (Enforcement) Act 2002.

Sale Notice to Borrowers /Guarantors.
This may also be treated as notice uir 8(6) of security interest (enforcement) rules 2002 to the borrowers/ and guarantors/s of the said loan about the holding of E-auction sale on the above mentioned date
(In the event of Any Discrepancy between the English version and any other language version of this auction notice the English version shall prevail)

Dated:13/10/2026 Place :- Pune Sd/- A/c-For Infinity Fincorp Solutions Private Limited

Bank of India Relationship beyond banking

ARB Pune : 1162/B Ganesh Khind-University Road
Next to Hardkar Hospital, Shivajinagar Pune -411005
Ph. No. 020-25536900
Email : Recovery.Pune@bankofindia.bank.in

SALE NOTICE FOR SALE OF IMMOVABLE / MOVABLE PROPERTIES

E-auction sale notice for sale of immovable/ movable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrowers and Guarantors that the below described immovable/ movable property mortgaged/ charged to the Secured Creditor, the Symbolic/ Physical Possession of which has been taken by the Authorised Officer of the Bank of India (Secured Creditor), will be sold on **"As is where is", "As is what is", and "Whatever there is"** on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrowers(s) and guarantor(s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties

Last date for submission of bid for all properties 30/10/2026, E Auction of all properties on 30/10/2026 time from 11:00 AM to 5:00PM

S. N.	Name of Branch and Name Address of Borrowers / Guarantors and Outstanding Amount	Brief Description of Property	Reserve Price (Rs. in lakhs)	Date Of Possession & Type Of Possession Bid Increase Amount	QR Code of location of the Property
			EMD (Rs. in lakhs)		
			Date of Inspection		
1.	Branch: ARB Pune Name of the A/c:- Mitsuo Auto Pvt. Ltd. (Amount Outstanding: Rs. 143.30 Lakhs + UCI + Other Charges w.e.f 04.01.2019)	Residential Flat No. 205, 2nd Floor, in the building "Sketch Book", situated at Sr no. 434/2, Hinjewadi-Pirangut Road, Ambarvel (Gadadavnewadi) Mulshi Dist Pune-412115. Admeasuring area: - 65.05 sq mtrs Boundaries:- East – by open space West – By Open space North – By Open space South – By flat no 206 (SA No. 58 of 2024 filed before DRT Pune in the name of Mitsuo Auto V/s. Bank of India) CERSAI ID - 100000526410 Property ID - BKIDMITSU1	21.63 ----- 2.20 ----- 21.10.2026	10.01.2024 (Physical possession) ----- Rs. 10,000	
2.		Residential Flat No. 206, 2nd Floor, in the building "Sketch Book", situated at Sr no. 434/2, Hinjewadi-Pirangut Road, Ambarvel (Gadadavnewadi) Mulshi Dist Pune-412115. Admeasuring area: - 65.05 sq mtrs Boundaries :- East – by passage & duct West – By Open space North – By flat no 205 South – By flat no 207 (SA No. 58 of 2024 filed before DRT Pune in the name of Mitsuo Auto V/s. Bank of India) Cersai ID - 100000526536 Property ID - BKIDMitsu2	21.63 ----- 2.20 ----- 21.10.2026	10.01.2024 (Physical possession) ----- Rs. 10,000	
3.	Branch: ARB Pune Name of the A/C- Mr Prateek Vaidhya & Mrs Priya Prateek Vaidhya (Amount Outstanding: Rs 131.85 Lakhs + UCI + Other Charges w.e.f 29.05.2025)	Residential Flat No 104 & Flat No 105, Bulding "C", Shaurya Homes Co-Op Housing Society Ltd,S No 29, Hissa No 1/4, hissa No 1/20/1, Lane No 13, Munjaba Wasti, Tingre nagar, Airport Road,Dhanori Pune 411015 Admeasuring area: Carpet Area 93.86 Sq Mtr + Terrace Area 29.33 Sq Mtr East- Open space West- Flat No 102 & staircase North- Flat No 103 South- Open Space CERSAI ID - 400088867637	92.43 ----- 9.25 ----- 22.10.2026	13.05.2026 (Physical possession) ----- Rs. 1,00,000/-	
4.	Branch: ARB Pune Name of the A/C:- Mr Vijay Gautam Ghodke & Mrs. Shaila Vijay Ghodke Amount Outstanding: 47.64 Lakhs + UCI + Other Charges w.e.f 28.02.2024	All the part and parcel of the property consisting of Flat no 604, 6th Floor, B Building, Little heart Co Op housing soc Ltd, S No 52/01 & 52/03, Undri Pune 411060 Admeasuring area : Carpet Area 48.59 Sq Mtr, Terrace 6.60 Sq mtr & parking Boundries as per Plan & Actual On the East by : By Open Sky On the South by : By Open Sky On the West by : By Entrance + Flat No 603 On the North by : By Open Sky CERSAI ID - 400016683502. Property ID - BKIDPUNE284	38.12 ----- 3.82 ----- 23.10.2026	25.05.2026 (Physical) ----- Rs. 10,000	
5.	Branch: ARB Pune Name of the A/C- M/S Bhagwat Energy Pvt.Ltd (Amount Outstanding: 122.79 Lakhs + UCI + Other Charges w.e.f 21.06.2025)	Flat No 606,6th Floor,Building No C,"Akshadeep Unit No 2" S No 14, H No 9,11 & 13 Lane No. 29B, near Ganesh Nagar,Muktai Garden mangal karyalay,Dhayri, Pune 411041 Admeasuring area : 733.00 Sq Ft & Terrace 178.00 Sq Ft Boundries as Actual East: By Open space West: By flat no 607 North: By Entrance, Passage, duct & flat no 605 South: By Open space (SA No. 522/2026, DRT - Pune, Bhagwat Energy Pvt Ltd V/s. Bank of India) CERSAI ID - 400037372926 Property ID - BKIDPUNERECBHAGWAT	44.71 ----- 4.50 ----- 19.10.2026	11.09.2025 (Symbolic) ----- Rs. 10,000	

Details of Encumbrance known to the secured creditors. No known Encumbrance

The auction sale will be online e-auction/bidding 'on' **"AS IS WHERE IS", "AS IS WHAT IS BASIS"** and **"WHATEVER THERE IS"** through the Website <https://BAANKNET.com/eaction-psbn> dated from 11:00 am to 05:00 pm for detailed terms and conditions of the sale, please refer to link provided in bank of India (secured creditor) website www.bankofindia.co.in/Dynamic/Tander or <https://BAANKNET.com/eaction-psb/>

Date : 12.10.2026 Sd/-
Place : Pune Authorised Officer, Bank of India

NOTICE FOR LOSS OF SHARE CERTIFICATE

Notice is hereby given that the Certificate for the under mentioned Equity Shares of the GlaxoSmithKline Pharmaceutical Limited has been lost/ misplaced and the claimants/shareholders of the said Equity Shares has applied to the Company to issue duplicate Share Certificate

Any person who has a claim in respect of the said Shares should lodge the same with the Company at its Registered Office within 21 days from this date else the Company will proceed to issue duplicate certificate to the aforesaid applicants without any further intimation.

Folio No	Name of Shareholders	No of Shares	Distinctive Nos	Certificate No.
0312587	Anand Vithal Badve (Deceased)	350	78369421-78369770	1141987
	Penny De Souza	350	171586866-171587215	1290468

Name of Shareholder
Anand Vithal Badve (Deceased)
Penny De Souza

GSK House, Dr Annie Besant Road, Worli, Mumbai, Maharashtra, 400030

ADITYA BIRLA CAPITAL HOME LOANS

Regd Office: Indian Rayon Compound, Veraval, Gujarat - 362 266 [T] +91 22435671001 (Toll free) 1800 270 7000 I CIN: U65922GJ2009PLC083779 | homefinance.adityabirlacapital.com
Branch Office:- Aditya Birla Housing Finance Ltd. No 83/D/1, 1st Floor, Hr Heights, Cts No 8336/D/1 Solapur Railway Lines, Solapur - 413001

APPENDIX IV - POSSESSION NOTICE (for Immovable Property)

Whereas the undersigned being the authorised officer of Aditya Birla Housing Finance Limited under the Securitization 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 had issued a Demand notice dated 09-06-2025 calling upon the borrowers SHRIKANT MAHADEV PAKHARE & SANGEETA SHRIKANT PAKHARE mentioned in the notice being of INR 28,55,007/- (Rupees Twenty Eight Lacs Fifty Five Thousand Seven Only) within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and to the public in general that the Court Commissioner, Hon'ble the Chief Judicial Magistrate at Solapur in Case No.175/2025 on order dated 11/09/2026 has given PHYSICAL Possession of the property described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said Act read with Rule 6 & 8 of the Security Interest (Enforcement) Rules, 2002 on this 13th day of October of the year 2026.

The borrowers 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 Aditya Birla Housing Finance Limited for an amount of INR 28,55,007/- (Rupees Twenty Eight Lacs Fifty Five Thousand Seven Only) interest thereon. Borrowers attention is invited to the provisions of Sub-section 6 & 8 of Section 13(4) of the Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All That Piece And Parcel Of Flat No. 401, Having Carpet Area Admeasuring 49.36 Sq. Meter, Fourth Floor, Arman Residence, Old Survey No. 177/1/B/1/A, New Survey No. 167/1/B/1/A, Plot No. 1 & 2, Situated At Majewadi, Akalkot Road, Mallikarjun Nagar, Tal: North Solapur, Solapur, Maharashtra, And The Said Flat Is Bounded By As: East: Flat No. 402, South: Staircase And Flat No. 404, West: Road, North: Boundary Of Flat.

Date: 13.10.2026 Authorised Officer
Place: SOLAPUR Aditya Birla Housing Finance Limited

BAJAJ FINANCE LIMITED

Regd Office: Bajaj Auto Limited Complex, Mumbai - Pune Road, Akurdi, Pune - 411035
Authorized Officer's Details: Name: Mr. Harshad Gamre, Email Id: harshad.gamre@bajajfinance.in
Mob No: 9867934873

APPENDIX - IV A [See proviso to rule 8 (6)]
e-Auction Sale Notice Under SARFAESI Act 2002
Sale of Immovable Assets Under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("ACT")

Notice is hereby given to the public in general and to the Borrowers/Co-Borrowers/Mortgagor(s) in respect of below mentioned secured asset which is mortgaged with Bajaj Finance Limited ("BFL"), and possession of which had been taken by undersigned Authorised Officer of BFL under the provisions of the ACT will be sold by Auction for recovery of the amount mentioned hereunder and further applicable interest, charges, and costs etc. The secured asset described below is being sold on **"AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS"** under Rule No. 8 & 9 of the Security Interest (Enforcement) Rules ("the Rules") for recovery of the dues detailed as under:

Particulars of E-auction

Name & Address of Borrower & Co-Borrower's	1. Vijaykumar Kondiba Gadhave (Borrower) At:- R/o. Pl No 178/1 A Ward T P Scheme No. 2, Dudhali Kolhapur Maharashtra 416012. Also At: R/o. T.P. Scheme No. 2, Final Plot No. 175/6 A Ward, Dudhali Parisar, Tal. Karveer Dist. Kolhapur-416102. 2. Kapilshwar Nursing Home (Co-Borrower) (Thr. Its Prop. Vijaykumar Kondiba Gadhave) At: R/o. R S No. 1244 A/5 Plot No. 178/1 Dudhali A Ward, Kolhapur Karvir Kolhapur Maharashtra 416012 3. Varsha Kharde D/o Nursing Kharde (Co-Borrower) At: R/o. Pl No 178/1 A Ward T P Scheme No 2, Dudhali Kolhapur Maharashtra 416012.
Loan Account Number	P427PH08887732
Statutory Demand Notice u/s: 13(2) Date & Amount	Notice dated 20-May-2026 Demand amount Rs.53,36,074/-
Outstanding Amount as on 12.10.2026	Rs. 57,19,244/- (Rupees Fifty-Seven Lakh Nineteen Thousand Two Hundred Forty-Four Only) as on 12.10.2026
Description of Immovable Property	All That Piece And Parcel Of The Property Bearing Of T.P. Scheme No. 2, Final Plot No. 175/6 A Ward, Dudhali Parisar, Tal. Karveer Dist. Kolhapur 416102 Along With Proportionate Share In Common Areas (Area Adm. 115 Sq. Mtr.). Bounded On: East: Part Of Land In T.P. Scheme No. 2, Plot No. 175/6, West: T.P. Scheme No. 2, Plot No. 216, North: Govt Road, South: T.P. Scheme No. 2, Plot No. 175/1.
Reserve Price in INR	Rs.55,00,000/-
EMD	Rs. 5,50,000/-
E-auction date & time	19.11.2026 3:00 pm to 5:00 pm
E-auction Portal	https://bankauctions.in
Last date of submission of EMD	18.11.2026
Bid Increment Amount in Rs.	Rs. 25,000/-
Encumbrance Known to Secured Creditor	Not Known
Date of Inspection of Property	From 14.10.2026 to 18.11.2026 on working day between 9.30 AM to 5.00 PM with Prior appointment

Public in General and Borrowers in particular please take notice that if in case auction on date scheduled herein fails for any reason whatsoever then secured creditor may enforce security interest by way of sale through private treaty, at the discretion on the secured creditor. For detailed terms and conditions of the sale, please refer to the link <https://bankauctions.in> and <https://www.bajajfinance.in/sarfaesi-auction-notices>
Date: 15.10.2026. Place: Kolhapur Authorized Officer - Bajaj Finance Ltd.

Pune City Zone :
"Yashomangal" 1183-A, 2nd Floor, F.C. Road, Shivajinagar, Pune 5. **Tele:** 020-2557 3347
E-mail : legal_pcr@bankofmaharashtra.bank.in

POSSESSION NOTICE
[Appendix IV under the Act – rule- 8(1)]

WHEREAS, the undersigned being the Authorized Officer of the Bank of Maharashtra under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, (54 of 2002) and in exercise of the powers conferred under Sub-Section (12) of Section 13 read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice dated 23/07/2026 calling upon the Borrowers **1) Mr. Anmol Sukhdeo Waghmare** and Co-borrower **2) Mrs. Anupma Anmol Waghmare** to repay the amount mentioned in the Notice being **Rs. 5,34,55,971.00 (Rupees Five Crore Thirty-Four Lakhs Fifty-Five Thousand Nine Hundred Seventy One Only) minus recovery if any, plus applicable interest with monthly rate w.e.f. 23.07.2026, apart from penal interest, cost and expenses** within 60 days from the date of the said Notice.

The Borrowers **1) Mr. Anmol Sukhdeo Waghmare** and Co-borrower **2) Mrs. Anupma Anmol Waghmare** having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on him under sub section (4) of section 13 of Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this **13th day of the Month October of the Year 2026.**

The borrower in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of **Bank of Maharashtra, Asset Recovery Branch** for an amount hereinabove mentioned.

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

The details of the Movable / Immovable property mortgaged to the bank and taken possession by the bank are as follows:-

Nature & Amt. of Credit Facility	Type of Securities	Securities
Housing Loan Term Loan A/c : 60383816322 Rs. 80,00,000.00	Primary	All that is piece and parcel of property bearing Flat No. 02, 1st floor, "Krishnay Apartment" situated at CTS No. 26/2 and 29/1, Anandnagar, Hingane Khurd, Sinhgad Road, Pune - 411051

Date : 13/10/2026 Shrikant Shekhar,
Place : Pune Chief Manager & Authorized Officer
Bank of Maharashtra

REPCO HOME FINANCE LIMITED
PUNE BRANCH: Office No. 203, Saiyabhamra Sarkul, Second Floor, Near Mod Ganpati, 529 Narayan Peth, Pune - 411030

NOTICE TO THE BORROWERS / GUARANTORS
Notice U/s 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

Co-Borrower-I: Mr. Manesh Sitaram Jadhav, (Legal Heir of the Deceased Borrower), S/o Mr. Sitaram Vithal Jadhav, Sr No 311/14, Lane No 9, Sasane Nagar, Near Ganpati Mandir Chowk, Handewadi Road, Pune – 411 028. **Also at,** Pune District Security Guard Board, Somwar, Peshwarking Bldg, 2nd Floor, Pune – 411 011. **Also at,** Flat No 502, 5th Floor, Bhekranganagar, Phursungi, Pune-411 028. **Minor, Ms.Shravani (Legal Heir of the Deceased Borrower, Represented by her Guardian Mr.Manesh Sitaram Jadhav),** D/o Mr.Manesh Sitaram Jadhav, **Minor Ms.Riya (Legal Heir of the Deceased Borrower, Represented by her Guardian Mr.Manesh Sitaram Jadhav)** D/o Mr.Manesh Sitaram Jadhav, **Both at,** Sr.No.311/14, Lane No.9, Sasane Nagar, Near Ganpati Mandir Chowk, Handewadi Road, Pune-411 028. **Also at,** Flat No 502, 5th Floor, Bhekranganagar, Phursungi, Pune-411 028. **Guarantor: Mr. Ganesh Dilip Ghadge,** S/o Mr.Dilip Vithal Ghadge, Gali No.09, Near Ganpati Mandir Chowk, Handewadi Road, Pune –411 028. **Also at,** Travel Food Services Pvt Ltd, Out Let Retail, Draba, Hettaram No.01, Pune railway Station, Krishna Food Tract, Pune – 411 001. **Demand Notice Date: 15.09.2026. NPA Date: 29.05.2026. Loan A/c.No. 1471870002696** dated 13.11.2018 for ₹ 12,82,010/- was sanctioned under the scheme of Purchase of House/Flat-Floating. Amount Outstanding ₹ 8,52,028/- with further interest from 11.09.2026 onwards and other costs thereon.

DESCRIPTION OF PROPERTY: All that piece and parcel of the property bearing Flat No. 502 on the Fifth Floor admeasuring saleable built up area 497 Sq. Ft. i.e. 46.18 Sq.Mtrs. along with common parking in the Building known as "Vithal Mukta Heights" Constructed on the land bearing S.No.174/1/2, admeasuring 00 H 1.5 R and S.No.174/1/3, admeasuring 00 H 1.5 R out of total area admeasuring 00 H 2.5 R, situated at Village Phursungi, Taluka Haveli, District Pune, within the Limits of Sub-Registrar Haveli No. 1 to 27 and within the limits of Pune Municipal Corporation and the said land is bounded as under: East : Lift and Flat No-501, West : Flat No-503, North : Entrance and Flat No-504, South : ADJ. BLD.

As a security for the repayment of the said loan to Repco Home Finance Limited, you have executed a Loan Agreement and also created, an equitable mortgage by deposit of title deeds of the property detailed herein above.

Since you have defaulted in repayment of the loan, you are liable to pay the additional interest also. The Company issued notice under the Act on above mentioned dates calling upon the above Borrowers / Co-Borrowers / Guarantors to take the above outstanding amount with further interest and costs thereon. The notice sent to all of you by Regd. Post, with Ack. Due. We regret to note that you have committed defaults in the repayment of loan and committed serious irregularities in the operation of the account. You have Classified your account as Non-Performing Asset you are liable to pay the amount mentioned above. We hereby call upon you, to pay the aforesaid amount due within 60 (SIXTY) days from the date of this notice, failing which the Company shall take over the possession of secured assets mortgaged to us under the power conferred to us under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, wherein the Repco Home Finance Limited, is empowered to take possession of the secured assets including the right to transfer by way of lease, assignment of sale, take over the management of the secured assets, appoint any person to manage the secured assets from you and adjust the above sale proceeds towards the debt due from you.

We draw your attention to Sec 13 (8) of the Securitisation Act as per which, no further steps shall be taken for transfer or sale of the secured asset, if the dues of the secured creditor together with all costs, charges and expenses incurred by secured creditor are tendered by you at any time before the date fixed for sale or transfer of the secured asset.

Date: 15.10.2026 Authorised Officer, Repco Home Finance Ltd

SHIRWAL BRANCH
Bank of India Relationship beyond banking
Gat No. 509 A And Gate No. 550 Palshi Road, Shirwal, Tal. Khandala Dist. Satara Maharashtra - 412801

APPENDIX-IV
[See rule-8(1)]
POSSESSION NOTICE
(for Immovable property)

Whereas

The undersigned being the authorised officer of the Bank Of India 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 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **27-07-2026** calling upon the borrower **Mr. Ganesh Suresh Korade** to repay the amount mentioned in the notice being **Rs. 25,32,647.15/- (Rupees Twenty Five lakhs Thirty Two Thousand Six Hundred Forty Seven and Paise Fifteen)** within 60 days from the date of receipt of the said notice.

The borrower's having failed to repay the amount, notice is hereby given to the borrower 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 sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on this **12th day of October of the year 2026.**

The borrower in particular and the public in general is hereby cautioned not to deal with the asset and any dealings with the asset will be subject to the charge of the Bank Of India for an amount **Rs. 24,05,654.26/-** 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.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that part and parcel of the property consisting of Residential Building In S No 19, Hissa No 1/3, Near Maharudra Gym and Sai Siddhi Chowk, Ambegaon Bk, Tal-Haveli Dis-Pune-411043 area of plot admeasuring 50 Sq. Mtrs and area of ground floor + first floor 64.54 Sq. Mtrs owned by Mr Ganesh Suresh Korade.

Bounded	
On the North	: By 10 Ft Wide Colony Road
On the South	: By Common Passage
On the East	: By Property Belonging to Mrs Dudhkiya
On the West	: By Property Belonging to Mr Vaidya

Date : 12.10.2026 Authorised Officer
Place : Pune (Chief Manager, Bank of India)

Form No. 3
[See Regulation-13 (1)(a)]
DEBTS RECOVERY TRIBUNAL PUNE
Unit Nos. 307 to 310, 3rd floor, Kakade Biz Icon Building, Shivaji Nagar, Pune - 411005.

Case No.: OA/87/2025
Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993.
Exh. No.: 16871

Bank Of India
Vs
Tulips Prop Mr Sachin Subhash Ingale

To,
(1) Tulips Prop Mr Sachin Subhash Ingale
1128 Budhwar Peth Jilbaya Maruti Chowk Tulshi Baug Pune, Maharashtra-411002
(2) Mr. Sachin Subhash Ingale
1128, Budhwar Peth, Jilbaya Maruti Chowk, Tulshi Baug, Pune Maharashtra-411002

SUMMONS

WHEREAS, **OA/87/2025** was listed before Hon'ble Presiding Officer/Registrar on **25/08/2026.**

WHEREAS this Hon'ble Tribunal is pleased to issue summons/notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of **Rs. 41,91,583/-** (application along with copies of documents etc. annexed).

In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under:-

- to show cause within thirty days of the service of summons as to why relief prayed for should not be granted;
- to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application;
- you are restrained from dealing with or disposing of secured assets or such other assets