POSSESSION NOTICE

NOTICE OF SURRENDER OF SEBI RESEARCH ANALYST

REGISTRATION I, Ashish Bahety, hereby give notice that I have initiated the process of surrendering my SEBI Research Analyst registration, bearing Registration Number INHO00010548 and BSE RA Enlistment Number 5659. Any aggrieved party may submit their grievances through the Securities and Exchange Board of India (SEBI) Grievance Redressal System (SCORES) at https://scores.gov.in/. Ashish Bahety

www.ashishbahety.com

Pune, April 2, 2025



Indian Overseas Bank (A Govt of India Undertaking) Regional Office - Pune: 759/51, F. C. Road, Deccan Gymkhana, Pune - 411 004.

Tel. No.: 020-25670931 / 25670951 Fax: 25665825

Public Notice

All customers are hereby informed that our Pune Regional office (Code- 2256) shifting to new premises w.e.f. 30/04/2025. New premise address is Indian Overseas Bank. Blue Bells, Showroom No. 2, Survey No. 120A + 120B, 1" Floor, Sinhagad Road, Parvati, Pune - 411030. E-mail: 2256ro@iobnet.co.in.

Date: 04/04/2025 General Manager

NEOGROWTH M/S NEOGROWTH CREDIT PRIVATE LIMITED Regd. office: Times Square, Tower E, 9th Floor, Andheri Kurla Road, Marol, Andheri East - 400059

POSSESSION NOTICE - (for immovable property) Rule 8-(1)

Whereas, the undersigned being the Authorized Officer of M/s Neo Growth Credit Private 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 3 of the Security Interest (Enforcement) Rules 2002, a Demand Notice was issued by the Authorised Officer of the company to the borrowers / co-borrowers mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said rules. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of M/s Neo Growth Credit Private Limited for an amount as mentioned herein under with interest thereon.

"The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, If the borrower clears the dues of the "M/s Neo Growth Credit Private Limited" together with all costs, charges and expenses incurred, at any time before the date fixed for sale or transfer, the secured assets shall not be sold or transferred by "M/s Neo Growth Credit Private Limited" and no further step shall be taken by "M/s Neo Growth Credit Private Limited" for transfer or sale of the secured assets.

Sr. No	Name and address of the Borrower/ Guarantor/Mortgagor	Descripton of Secured Assets (Immovable Property)	Total Outstanding	Date of Demand Notice Date of Possession
1	Amol Dakshin Davangiri Dosa & Snacks, Amol Shankar Ranjane Sneha Amol Ranjane	All that piece and parcel of premises Flat No. 03 on second floor in the building known as "Amrutvani", On Land Bearing City Survey No. 849 Situated At Village Sadashiv Peth, Taluka Haveli, District Pune - 411030 Maharashtra Area (Admeasuring About 690 Sq. Ft I.E 64.10 Sq.Mt) And Bounded by:- East:-Staircase, West-Open Space, North: Open Space, South:-Adj. Flat No. 04.	74,01,049.21/- (Rupees Seventy Four Lakh One Thousand Forty	12-11-2024 01-04-2025

For, further details please contact to Authorised Officer at Registered office at, Times Square, Tower E, 9th Floor, Andheri Kurla Road, Marol, Andheri East 400059, M: +91 8468898202| Website: www.neogrowth.in Date: 04-04-2025 **Authorised Officer**

Place : Pune. Maharashtra

M/s Neo Growth Credit Private Limited

KOTAK MAHINDRA BANK LIMITED

Registered Office: - 27 BRC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai -400 051. Corporate identity No. L65110MH1985PLC038137). Branch Office at, Admas Plaza 4th Floor 166/16,CST Road Kolivery Village Kunchi Kurve Nagar Near Hotel Hare Krishna Santacurz East Mumbai-400098.

E - AUCTION CUM SALE NOTICE OF IMMOVABLE PROPERTY -Auction Sale Notice for Sale of Immovable Assets under the Securitisation 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.

Notice is hereby given to the Public in general and in particular to the Borrower (s), Guarantor (s) and / or Mortgagor (s), that the below described immovable property mortgaged / charged to Kotak Mahindra Bank Limited ("Secured Creditor"), the Physical Possession of which has been taken by the Authorized Officer of the Secured Creditor on 15-11-2018, will be sold through E-Auction on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS" and "NO RECOURSE BASIS" on 28-04-2025, for recovery of Rs. 1.11.88,982 (Rupees One Crores Eleven Lakhs Eighty Eight Thousand Nine Hundred Eighty Two Only) as on 17-12-2024 together with further interest and other charges thereon at the contractual rates upon the footing of compound interest until payment/realization due to Kotak Mahindra Bank Limited, being the Secured Creditor, from the Borrower / Mortgagor/s / Guarantor/s namely Sudhanshu Ramesh Erande (Borrower) & Amruta Sudhanshu Erande (Co-borrower) having Loan Account no. HF27557937. The details / description of Immovable Property put up for auction, the Reserve Price, the Earnest Money Deposit and the Auction Schedule are mentioned below:

Name of the Mortgagor/s	Details Of Immovable Property put for E — Auction	Last date for submission of online bid	Reserve Price (INR)
Sudhanshu Ramesh Erande			INR 40,00,000/- (Rupees Forty Lakhs Only)
Amruta Sudhanshu Erande	sq.mtrs and parking space area admeasuring 100 sq.ft. i.e.9.29 sq.mtrs, (inclusive area of balcony, terrace, proportionate share in common areas and facilities, architectural features etc.) in Building No. C situated in the project known as "Aakashganga Apartment Condominium" constructed	Date & Time of E-Auction	Earnest Money Deposit (EMD) (INR)
	on the land bearing 5.no.43/3A/2, CTS No.30, Pimple Nilakh, Pune, together with all fittings, fixtures, amenities etc. therein and attached to the said flat and together with undivided share i.e.3.6% in the said land, common areas and facilities"	between 11.00	INR 4,00,000/- (Rupees Four Lakhs Only)

property on 16-04-2025 between 011:00 am to 04:00 pm through his authorized representative/agent.

mportant Terms & Conditions of Sale: The E - Auction shall be conducted only through "Online Electronic Bidding" through website https://www.bankeauctions.com/ or 28-04-2025 from 11.00 a.m. to 12.00 p.m with unlimited extensions of 5 minutes duration each. 2) For details about E-Auction, the intending bidders may contact M/s. C1 India Pvt. Ltd through P.Dharani Krishna, through Tel. No.: +91 7291971124,25,26, Mobile No.: 9948182222 & E-mail ID: delhi@c1india.com, andhra@c1india.com & support@bankeauctions.com. 3) The intending bidders may visit the Bank's official website - https://www.kotak.com/en/bank-auctions.html for auction details and for the terms and conditions of sale. 4) For detailed terms and conditions of auction sale, the bidders are advised to go through the portal https://www.bankeauctions.com/ and the said terms and conditions shall be binding on the bidders who participate in the bidding process. 5) It is requested that the interested Bidder/s are required to generate the login ID and password from the porta https://www.bankeauctions.com/ before uploading the bid and other documents. 6) The bid form has to be filled in the prescribed form and is to be submitted / uploaded online only along with KYC documents of the Bidder/s on the portal https://www.bankeauctions.com/ on or before 26-04-2025 up to 05.00 p.m. and the Bid form of the duly filled and signed bid documents and KYCs of the Bidder/s should be sent to the authorized officer at the branch office/regional office as provided herein above 7) Prospective bidders may avail online training, for generating Login ID and password and for online bidding process etc. from M/s. C1 India Pvt Ltd, https://www.bankeauctions.com on above mentioned contact numbers. 8) Earnest Money Deposit (EMD) shall be deposited by way of Demand Draft in favour of 'Kotak Mahindra Bank Limited' payable at Pune, along with selfattested copies of the PAN Card, Aadhaar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof as specified above along with the requisite bid/tender form in this regard on or before 26-04-2025 up to 05:00 p.m. In case of delay in depositing the EMD and/or submission of Bid documents within the prescribed time limits due to any technical glitch, the Authorized Officer, to maximize the bid participation and inter-se bidding process, at its sole discretion and upon his satisfaction, can accept the Bid/s received after the schedule cutoff time without giving any disclosure to any person. Any bid submitted without depositing the EMD amount shall stand automatically rejected. The EMD deposited by the proposed bidder shall not earn any interest. 9) The bid price to be submitted shall be equal to and / or above the Reserve Price and during the bidding process, bidders who have submitted bids shall improve their further offers in multiples of INR 1,00,000.00 (Rupees One Lakh Only). 10) In case any bid is placed within last 5 minutes of the closing time of the e-auction proceeding, the closing time shall automatically and immediately get extended by another 5 minutes. 11) The successful bidder has to deposit 25% of the highest bid amount (including EMD already paid) immediately on closure of the e-auction sale proceedings or on the following working day in case business hours is closed on the day of E - Auction, in the mode stipulated as above. The balance 75% of the highest bid amount shall have to be deposited within 15 days from the date on which the acceptance /confirmation of sale is conveyed to such successful bidder or such extended period which shall be at the sole discretion of the Authorized Officer and within the provisions of SARFAESI Act, 2002 and the Security Interest Rules, 2002. 12) The highest bidder will not have any right and title over the property until the Sale Certificate is issued in his favour subject to realization of entire Auction Price and other incidental expenses. Sale shall be subject to terms and conditions of E - Auction and confirmation by the Secured Creditor to that effect. 13) If the successful bidder fails to deposit the entire bid / auction amount, the amount already deposited by the successful bidder shall be forfeited and the defaulting bidder shall neither have claim on the property nor on the amounts deposited. The Authorized Officer shall be free to exercise any one or more rights available to him in terms of the provisions of SARFAESI Act, 2002 and the Security Interest Rules, 2002, in respect of the auction property. 14) On receipt of the entire sale consideration within the stipulated period as mentioned above, the Authorized Officer shall issue the Sale Certificate, the sale shall be completed thereafter, and Kotak Mahindra Bank Limited shall not entertain any claims. 15) The sale certificate shall be issued in the same name in which the Bid is submitted. No request for inclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the bid shall be entertained. 16) The EMD amount, to the unsuccessful bidder/s, shall be returned by Kotak Mahindra Bank Ltd, in their accounts by way of RTGS NEFT / Funds Transfer, within 10 (Ten) working days and without any interest. 17) The Authorized Officer has the absolute right to accept or reject a bid or postpone/cancel the notified E - Auction Sale without assigning any reason. In the event of postponement/cancellation of the E - Auction Sale after submission of the bids, EMD submitted by the bidders will be returned without interest and in case the bids are rejected. Authorized Officer can negotiate with any of the bidders or other parties for sale of the property by private treaty. 18) In an event of failure of the E - Auction Sale for the want of bids or otherwise or for any other reason, the Authorised Officer can enter into a private treaty for sale of the property, as a whole or any part thereof, with the proposed purchaser or any other party providing an offer to purchase the property. 19) In the event where a bidder is declared as the successful bidder in the e-auction sale conducted and subsequent to that, if the auction proceedings are stayed by any Court /Tribunal, at any stage till the stage of issuance of the sale certificate and handing over the possession, including but not limited to restraining the bank from further proceedings, then the bidder shall not have any right to claim the refund of the EMD/amount so deposited by him /her or any interest on the amount so deposited towards the sale of the property. The Bank at its sole discretion will refund the money so deposited, without any interest and/or damages and/or claims and no communication will be entertained whatsoever in this regard. 20) The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer / Secured Creditor, but the Authorized Officer / Secured Creditor shall not be answerable for any error, misstatement or omission in this proclamation. 21) Any other encumbrances are not known to the Bank. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of property Auctioned. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc. The e-Auction advertisement does not constitute any commitment or any representation of KMBL. The property is being sold with all the existing and future encumbrances whether known or unknown to KMBL. The Authorised officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues; 22) All statutory dues/ other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser, 23) All outgoings charges i.e. Municipal Taxes, Maintenance/Society charges, Electricity and Water charges and any other dues or taxes including transfer charges / fees in respect of the property put for Auction-cum-Sale under the present notice shall be paid by the successful Bidder/Purchaser solely. 24) All other incidental charges (including but not limited to security charges or maintenance charges for preservation of the property under the present auction) will be borne solely by the highest bidder from the date of issuance of Certificate of Sale, which will have to be cleared / reimbursed to the Bank before registration of the Certificate of Sale. However at the sole discretion of the Authorized Officer, any just and reasonable delay will be considered for exemption, without setting any precedent for future. 25) As per Section 194-IA of the Income Tax Act, 1961, TDS @1% shall be applicable on the sale proceeds, if the sale consideration is Rs. 50,00,000.00 (Rupees Fifty Lakhs only) and above, the Successful bidder/purchaser shall deduct and deposit 1% TDS, for the Property in the name of Sudhanshu Ramesh Erande (having PAN No. AAFPE9980Q) & Amruta Sudhanshu Erande (having PAN No. ABNPE5728M), to be borne by him/her from the sale price of the respective property and deposit the same with Income Tax Department, Furthermore only 99% of the Sale price is to be remitted to the Bank. The Sale Certificate will be issued by the Bank, in favour of the Successful bidder/purchaser, only upon the receipt of Form 16B, Form 26QB and the Challan evidencing the deposit of such TDS. 26) Sale will strictly be on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS" & "NO RECOURSE BASIS" on the terms and conditions as mentioned herein, however the Authorized Officer shall have the absolute discretionary right to change or vary any of the terms and conditions. The bidders are advised to make their own independent inquiries regarding any encumbrances, Search in Sub-Registrar Office and Revenue Records and Municipal Records and any administrative Government records relating to the concerned Property and shall satisfy themselves regarding the nature and description of the property, condition, any encumbrances, lien, charge, statutory dues, etc. before submitting the bid for the concerned Property. 27) If the dues of the bank together with all costs, charges and expenses incurred by them or part thereof as may be acceptable to the bank are tendered by/on behalf of the Borrower/s/Guarantor/s/Mortgagor/s, at any time on or before the date fixed for sale, the auction / sale of asset may be cancelled. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. 28) The bidders shall be deemed to have read and understood the terms and conditions of the sale and shall abide by the said terms and conditions. 29) The bidders should ensure proper internet connectivity; power back up etc., The Bank shall not be liable for any disruption due to internet failure, power failure, or technical reasons or reasons / contingencies affecting the E-Auction proceedings, 30) Kotak Mahindra Bank Limited or its employees will not be liable for any claims from any participate in respect of the property put for sale. 31) The present notice is also uploaded on the Bank's official website i.e. www.kotak.com and

The Borrower (s) / Mortgager(s) / Guarantor(s) are hereby given STATUTORY 15 DAYS NOTICE UNDER RULE 6(2), 8(6) & 9(1) OF THE SARFAESI ACT to discharge the liability in full and pay the dues as mentioned above along with upto date interest and expenses with in Fifteen days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned aboveln case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the

interested parties can visit the same also. 32) For inspection of the property or for any further details kindly contact Mr. Ashok

Motwani (Authorized officer) @ 9873737351, Email ID: ashok.motwani@kotak.com &/or Mr.Ravindra Dwivedi (Authorized

officer) @ 9764443818, Email ID: ravindra.dwivedi@kotak.com.

Special Instruction: e-Auction shall be conducted by our Service Provider, M/s. C1 India Pvt Ltd on behalf of Kotak Mahindra Bank. Limited (KMBL), on pre-specified date, while the bidders shall be quoting from their own home/ offices/ place of their Bid as per their choice above the Reserve Price. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatspever it may be) shall be sole responsibility of bidders and neither KMBL nor C1 India Pvt Ltd shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, it is requested to the Bidder(s) not to wait till the last moment to quote/improve his/ her Bid to avoid any such complex situations.

Place: Pune, Maharashtra, Date: 04/04/2025 Sd/- Kotak Mahindra bank Ltd., Authorized Officer

KARVYIII FINANCE

(For Immovable Property) Corporate Office: Karvy Financial Services Limited, 301, 3rd Floor, Guirals House, 167 CST Road, Opp Idbi Bank, Kolivery Area Village, MMRDA, Kalina, Santacruz (E), Mumbai 400098

Whereas the undersigned being the Authorised Officer of the Karvy Financial Services Ltd. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Act, 2002) and in exercise of the power conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued demand notice to repay the

amount mentioned in the notice within 60 days from the date of receipt of the said notice/s. The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the property described herein below in exercise powers conferred on him/her under sub-

section (4) of Section 13 of the said Act read with Rule 8 of Security Interest Enforcement Rules, 2002. The borrower/s in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealings with the property/ies will be subject to the charge of Karvy Financial Services Ltd., for the amount mentioned in the demand notice and interest thereon as per loan agreement. The borrowers' attention is invited to provisions Section 14(1) of the Act, in respect of time available, to redeem the secured assets.

Loan A/c No. /Name of the Borrower/Co Borrower	Demand Notice date & Amount	Date & Type of possession Taken
Loan Account No. 508337	20-Aug-2020 & Rs.6650205/-	2nd April 2025 (Physical Possession)
1. Deepak Maruti Daswadkar, 2. Dnyaneshwar Maruti Daswadkar		
3. Mohan Maruti Daswadkar, 4. Kamal Deepak Daswadkar		
5. Sheetal Dnyanseshwar Daswadkar, 6. Savita Mohan Daswadkar		
All having address at:S No. 36/1/2a/6, Pl 3a, Hill Top Soc., Kesari Chowk, Behind Kamble Building, Dhankawadi, Pune – 411043.		

Description of the Immovable Properties: All That Piece And Parcel of Property Bearing S No. 36, Hissa No. 1/2A/6, PL 3A, Admeasuring 1799 Sq. Ft. Built up Area, Behind Kamble Building, Dhankawadi, Pune-411043 And which is bounded as under:

North By: Bunglow, South By: Bunglow, East By: Road, West By: Building Place : Pune Authorized Officer, (Karvy Financial Services Ltd.) Dated: 03.04.2025

IKF HOME FINANCE LIMITED DEMAND NOTICE Plot No.30/A, Survey No.83/1, My Home Twitza, 11th Floor, Diamond Hills, Lumbini Avenue, Beside 400/220/132KV GIS Substation, APIIC Hyderabad Knowledge City, Home Finance Raidurg, Hyderabad-081. Ph: 040-23412083. www.ikfhomefinance.com

UNDER SECTION 13(2) OF THE SARFAESI ACT. 2002

The below mentioned Borrowers, Co-Borrowers and Guarantors have availed Loan(s) Facility(ies) from IKF Home Finance Limited by mortgaging your Immovable Properties and defaulted in repayment of the same. Consequent to your defaults your Loans were classified as Non Performing Assets by IKF Home Finance Limited and hence all its rights, title, interest, benefits dues receivable from you as per document executed by you to avail the said Loan(s) along with the underlying security interest created in respect of the securities for repayment of the same. IKF Home Finance Limited has pursuant to the said Assignment and for the recovery of the outstanding dues, issued Demand Notice under Section 13(2) of the Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act 2002 (The Act). The contents of which are being published herewith as per Section 13(2) of the act read with Rules 3(1) of The Security Interest (Enforcement) Rules, 2002 as and by way of Alternate Service upon you. Details of the Borrowers, Co-borrowers, Guarantors, Securities, Outstanding Dues, Demand Notice sent under Section 13(2) and Amount claimed there under are given as under:

(1) Name of the Applicant: Mr. Akshay Dharmendra Pawar S/o. Dharmendra Pawar, Co-Applicant: Mrs. Maya Dharmendra Pawar W/o. Mr. Dharmendra Pawar, Both are R/o. Sidiya Residency, Navi AALI Bhor, Nr Ganesh Mandir, Pune, Maharastra - 412206.

Loan Amount: HL: Rs.20,00,000/- (Rupees Twenty Lakhs Only); Loan Account No: HL: LNSAR00323-240010862

DESCRIPTION OF THE PROPERTY

All that piece and parcel of Land bearing Survey No. 62/05/a, Total area 00 Ha 02 R which is assessed at 00 Rs.02 Paise at Pune Survey No. 62/05/B total area 00 Ha 15 R which is assessed at 00 Rs. 12 Paisa, Survey No.62/6 Total Area 00 H 13 R which is assessed at 00 Rs. 12 Paisa in which 00 H 01.75 R its Total area is 00 H 09.38 R Plot constructed as per the plan approved by the Municipality on this Flat.No.304 on the Third Floor in the building "Mauli Heights" with Balcony area 600 Sq. feet built-up/Sellable means 55.76 Sq. Mtrs, situated at Kasbe Bhor, Tal-Bhor, Dist-Pune. Within the limits of Zilla Parishad Pune and Taluka Panchyat Samiti Bhor, Nagarparishad Bhor and which is bounded as follows. On or towards East: Flat No: 303. On or towards South: Open Space. On or Towards West: Open Space. On or towards North: Stair.

Non Performing Asset (NPA) Date: 11.03,2025 Demand Notice Date: 18.03,2025 AMOUNT DUE: Rs.21,96,762.92(Rupees Twenty One Lakhs Ninety Six Thousand Seven Hundred Sixty Two and Ninety Two Paisa Only)

due and payable as on 18.03.2025.

(2) Name of the Applicant: Mr. Bharat Balu Kadu S/o. Balu Baburao Kadu, Co-Applicant: Mrs. Shila Bharat Kadu W/o. Mr. Bharat Balu Kadu, Both are R/o. SR.No.67, Flat No: 203, Jay Shankar Colony No.2, Santosh Nagar, Near Water Tank, Pune, Maharashtra- 411046. uarantor: Mr. Sarang Shivling Swami S/o. Shivling Swami, 624/2B/1, Prasad Bibule Nagar, Lane No. 8, Behind Gai Mata Mandir, Pakle Wasti, Bibwewadi Maharashtra - 411032.

Loan Amount: HL: Rs.15,00,000/- (Rupees Fifteen Lakhs Only); Loan Account No: HL: LNPUN02022-230005124

DESCRIPTION OF THE FLAT All that piece and parcel of the Flat No: 203, admeasuring area 465 Sq. Ft i.e 43.21 Sq. Mtrs on Second Floor in the building laying & being on Survey No.67, Hiss. No. 3+4+5/2/3/1, New Survey No.67/3D/1 admeasuring 00 H 2.5 Are, Situated at Village Katraj Tal. Haveli Dist, Pune Which is within the local limits of Pune Municipal Corporation within the Jurisdiction of Sub- Registrar Haveli, Pune. Boundaries of the Flat: On and towards East: By Flat No. 202, On and towards South: By Open Space, On and towards West: By Property of Mr. Baravkar, On and

Non Performing Asset (NPA) Date: 11.03.2025 Demand Notice Date: 18.03.2025 AMOUNT DUE: Rs. 16,31,071.92 (Rupees Sixteen Lakhs Thirty One Thousand Seventy One and Ninety Two Paisa Only) due and payable

(3) Name of the Applicant: Mrs. Laxminarayanamma Janikirammayya Bautla W/o. Janikirammayya Venktayya Botala, Co-Applicant: Mr.

Janikirammayya Venktayya Botala S/o. Venktayya Botala, Both are R/o. S.No: 147A/5, Gokuldham Colony, Gavate Wasti Manjri BK, Nr durga Mata Mandir, Pune, Maharashtra-412307,

Loan Amount: HL: Rs.30.00.000/- (Rupees Thirty Lakhs Only); Loan Account No: HL: LNPIM00520-210002485

DESCRIPTION OF THE FLAT All that piece and parcel of the House admeasuring 2527 Sq. Ft constructed on Plot.No.12, admeasuring 1000 Sq. Ft i.e 92.93 Sq. Mtrs of S.No.

147A/5, Situated at Village Manjari Budruk, Tal, Haveli Dist, Pune, which is within the limits of Jilha Parishad pune and Panchayat Samiti Haveli and within the Jurisdiction of Sub-Registrar, Haveli, Pune. Boundaries/Demarcation of the Plot: On and towards East: By 20 Ft Road, On and Towards South: By House of Botla Thirumla Kondyya, On and Towards West: By Common Road out of Private Layout, On and Towards North: By Plot No.11. Non Performing Asset (NPA) Date: 11.03.2025 Demand Notice Date: 18.03.2025

AMOUNT DUE: Rs. 32,33,430.92 (Rupees Thirty Two Lakhs Thirty Three Thousand Four Hundred Thirty and Ninety Two Paisa Only) due

(4) Name of the Applicant: Mr. Pritam Chandrakant Chavan S/o. Chandrakant Chavan, Co-Applicants: 1) Mrs. Sangeeta Pritam Chavan W/o. Mr. Pritam Chandrakant Chavan, 2) Lata Chandrakant Chavan W/o. Chandrakant Chavan, All are R/o.: SR.No: 11, Hissa No: 03 Morya Park Lane No. 4, Pimple Gurav, Near English Medium School, Pune-411061. Loan Amount: HL: Rs.8,00,000/- (Rupees Eight Lakhs Only); Loan Account No: HL: LNPUN00118-190001104

DESCRIPTION OF THE FLAT

All that piece and parcel of the Property bearing Survey .No. 11 Hissa No. 3 Total Area Adm. 01 H 17 R assessed at Rs. 09.12 Pai, out of which area adm. 500 Sq ft, Plot. No. 30, situated at Village Pimple Gurav, Tal, Haveli Dist, Pune and within the limits of Pimpri Chinchwad Municipal Corporation & within the jurisdiction of sub Registrar Haveli Pune and which land is bounded as under: On or towards East: By Private Plot. No. 31, On or towards **South**: By 10 Ft Road. On or towards **West**: By remaining Part of S.No 11/3, On or towards **North**: By Property of Mr. Jagtap.

Non Performing Asset (NPA) Date: 11.03.2025 Demand Notice Date: 18.03.2025 AMOUNT DUE: Rs. 9,08,057.92 (Rupees Nine Lakhs Eight Thousand Fifty Seven and Ninety Two Paisa Only) due and payable as on 18.03.2025 5) Name of the Applicant: Mr. Pradeep Anil Ubhe S/o. Anil Ubhe, Co-Applicants: 1) Mr. Anil Vitthal Ubhe S/o. Vittal Namdeo Ubhe, 2) Mrs. **Sunanda Anil Ubhe W/o. Anil Ubhe, All are R/o.** Flat No 308 Gat No: 108, Navyanganagar, Near Ghotawade, Phata Kasaram Boli, Pirangut Pune, Maharashtra-412108.

Loan Amount: LAP: Rs.5,50,000/- (Rupees Five Lakhs Fifty Thousand Only); Loan Account No: LAP: LNSAR01022-230004313 DESCRIPTION OF THE PROPERTIES

SCHEDULE I: DESCRIPTION OF PROPERTY: a) All that piece and parcel of the Land Gat .No: 108, area admeasuring 01H 71 Aar including Potkharaba, Situated at Village Mouje Kasar Amboli, Taluk Mulsi, District Pune, On or Towards East: By Property of Gat .No. 145 & 146, On or Towards West: By Property of Gat .No: 98, On or Towards South: By Property of Gat .No: 107, On or Towards North: By Property of Gat .No: 109. b) All that piece and parcel of the Land Gat.No:108, Hissa .No: B/1, area admeasuring 5932.50Sq.Mtrs, including Potkharaba, Situated at Village, Mouje Kasar Amboli, Taluka Mulsi, District Pune, On or Towards East: By Developed area as per Plan, On or Towards West: By Property of Gat. No. 98, On or Towards South: By Remaining Land out of Gat. No 108, On or Towards North: By Property of Gat. No.109.

SCHEDULE II: DESCRIPTION OF THE FLAT: All that piece and Parcel of the Flat . No: 308 on Third Floor, Carpet area admeasuring 984 Sq. ft i.e. 91.44 Sq. Mtrs. in building "C" in the scheme known as "PRAKRUTI AT NAVYAGAN CAMPUS", constructed on property mentioned in the

Non Performing Asset (NPA) Date: 11.03.2025 Demand Notice Date: 18.03.2025

AMOUNT DUE: Rs. 5,44,428.92 (Rupees Five Lakhs Forty Four Thousand Four Hundred Twenty Eight and Ninety Two Paisa Only) due

(6) Name of the Applicants: Mr. Samson John Dive S/o. John Dive, Sai Enclave, C-13, Vijayanagar, Kalewadi ,Near Sant Nirankari Ashram Pune, Maharashtra-411017. And also at: Wing C, Sai Enclave, S.No 105/1B, 106/1, 106/2, Mauje Rahatni, Kalewadi, Flat.No: C-13, 3rd Floor, Tal Haveli Dist Pune, Maharashtra-411017. 2) Mrs. Anita Samson Dive W/o. Mr. Samson John Dive, Sai Enclave, C-13, Vijayanagar, Kalewadi , Near Sant Nirankari Ashram, Pune, Maharashtra-411017.

Loan Amount: LAP: Rs.15,00,000/- (Rupees Fifteen Lakhs Only); Loan Account No: LAP: LNCHK01023-240008919 **DESCRIPTION OF THE PROPERTIES**

SCHEDULE- I: Description of the Land Properties: A). All that piece and parcel of land bearing Survey .No: 105/B, area admeasuring 1350 Sq. Metrs lying and situated at revenue Village Rahatni , Tal- Haveli , Dist – Pune and which is bounded as follows: On or towards the East: By S.No: 106, On or towards the West: By Property of Mr. Maruti Kalbhor, On or towards the South: By D.P. Road, On or towards the North: By River. B) All that piece and parcel of land bearing Survey No: 106/1 and 106/2, total area admeasuring 8300 Sq. Metrs out of which area admeasuring 5376.57 Sq. Metrs lying and Situated at revenue Village Rahatni, Tal-Haveli, Dist – Pune and which is bounded as follows: On or towards the East: By Green Belt, On or towards the West: By S.No: 105/1B, On or towards the South: By D.P. Road, On or towards the North: By Green Belt.

SCHEDULE-II: Description of the Flat Property: All that piece and parcel of Flat .No: C-13, Third Floor, Carpet area adm 475 Sq. Fti.e 44.14 Sq. Mtrs, in the building "SAI ENCLAVE" and in the society known as "SAI ENCLAVE C WING CO OPERATIVE HOUSING SOCIETY LTD". constructed on the land more particularly mentioned is schedule I above and said Flat bounded as below. Boundaries as per Actual: On or towards the East: Flat.No. 14 (V.D. Rokde), On or towards the West: Open to Sky, On or towards the South: Flat.No. 12 (S.N Shengar), On or towards the **North**: Open to Sky.

Non Performing Asset (NPA) Date: 11.03.2025 Demand Notice Date: 18.03.2025 AMOUNT DUE: Rs. 16,61,106.42 Sixteen Lakhs Sixty One Thousand One Hundred Six and Forty Two Paisa Only) due and payable as

(7) Name of the Applicant: Mr. Shrikrishna Dashrath Shinde S/o. Dashrath Shinde, Co-Applicant: Mrs. Vanita Shrikrishna Shinde W/o. Mr.

Shrikrishna Shinde, Both are R/o. Survey No: 165, Bhasak Garden Malwadi, Hadapsar, Near Keshav Chowk, Ambica Market, Pune

Loan Amount: HL: Rs.8,00,000/- (Rupees Eight Lakhs Only); Loan Account No: HL: LNXKH00322-230005415 **DESCRIPTION OF THE PROPERTIES**

SCHEDULE-I: DESCRIPTION OF PROPERTY: All that piece and parcel of Land property bearing Survey.No.95 Hissa .No.2, area adm. 01 H 03 Aar out of which 00H 10 Aar out of which 00H 09 Aar or 900 Sq. Mtrs, situated at Village-Manjari Budruk, Taluka Haveli, District Pune and within the local limits of Grampanchayat Manjari BK, Pune and within the Sub-Registrar, Haveli Dist Pune and Bounded as follows: On or towards East: By BGS park and Harisas Building, On or towards **South**: BY Property of Shri Kaldhone Shri. Badade and Shri. Kanwate, On or towards **West**: By 20 Ft Road, On or towards **North:** By Manjari Road.

SCHEDULE II: DESCRIPTION OF FLAT: All the piece and parcel of Gala/Flat.No.308 on Third Floor, area adm.307 Sq. Ft i.e 28.53 Sq. Mtrs built up. in the project known as "CHOURANG ANGAN" constructed upon land mentioned in schedule 1 above. Non Performing Asset (NPA) Date: 11.03.2025 Demand Notice Date: 18.03.2025

AMOUNT DUE: Rs.8,56,702.92 (Rupees Eight Lakhs Fifty Six Thousand Seven Hundred Two and Ninety Two Paisa Only) due and payable as on 18.03.2025.

(8) Name of the Applicants: 1) Mr. Swapnil Shivaji Kate S/o. Shivaji Kate, 2) Mrs. Upasana Swapnil Kate W/o. Mr. Swapnil Shivaji Kate, Both

are R/o. S.No: 169, SKF Employe ES HSG Scheme, Building No: A2, Flat No: 2C, Chinchwad East, Kamini Hotel, Pune, Maharashtra-411019. Loan Amount: HL: Rs.26,00,000/- (Rupees Twenty Six Lakhs Only); Loan Account No: HL: LXCHK02724-250012014 **DESCRIPTION OF THE PROPERTY**

SCHEDULE OF THE FLAT: All that piece and parcel of the Flat .No: 15, on the 4th Floor in "C" building of the Scheme known as "VAIBHAV ARCADE" situated at City Survey .No: 206 & 206/1 to 5 of Village Pimpri Waghere, Flat area admeasuring 528 Sq. Ft i.e 49.07 Sq. Metrs, built up inclusive of area of balconies if any and also including proportionate common area of staircase and passages bearing P.C.M.C property .No. 06/02/02069 with common parking and within the local limits of Pimpri Chinchwad Municipal Corporation & within the jurisdiction of Sub-Registrar Haveli. Non Performing Asset (NPA) Date: 11.03.2025 Demand Notice Date: 18.03.2025

AMOUNT DUE: Rs. 29,16,841.92 (Rupees Twenty Nine Lakhs Sixteen Thousand Eight Hundred Forty One and Ninety Two Paisa Only) due and payable as on 18.03.2025.

(9) Name of the Applicant: Mr. Dadarav Namdev Kasabe S/o. Mr.Namdev, Co-Applicant: Mrs. Mainatai Dadarav Kasabe W/o Mr. Dadarav Namdev Kasabe, Both are R/o. Plot No: 59, Venktesh Nagar, Bhogaon, Near AAdhar Care Centre, Solapur, Maharashtra-413222. Loan Amount: LAP: Rs.7,70,000/- (Rupees Seven Lakhs Seventy Thousand Only); Loan Account No: LAP: LNSLP02123-240007889

All that Part and Parcel of Plot.No.59 of Gat.No: 96/A/1, Vyanktesh Nagar Grampanchayat Milkat. No.325, at Bhogaon Post Karamba, Tal North Solapur Maharashtra-413222. East by: Road, West by: Plot No. 60, North by: Plot No. 57, South by: Plot No. 61. Measuring: Totally measuring 1000.35 Sq. Feet. Non Performing Asset (NPA) Date: 11.03.2025 Demand Notice Date: 18.03.2025

DESCRIPTION OF THE RESIDENTIAL PROPERTY

AMOUNT DUE: Rs. 8,53,278.92/- (Rupees Eght Lakhs Fifty Three Thousand Two Hundred Seventy Eight and Ninety Two Paisa Only) due and payable as on 18.03.2025 The Borrower/s and Co-Borrowers/Guarantors are therefore called upon to make payment of the above mentioned demanded amount with further

interest as mentioned hereinabove in full within 60 Days of this Notice failing which the undersigned shall be constrained to take action under the act to enforce the above mentioned securities. Please note that as per Section 13 (13) of The Said Act. In the meanwhile, you are restrained from transferring the above referred securities by way of sale, lease or otherwise without our consent. Date: 03.04.2025 Sd/- Authorised Officer.

Place: Pune & Solapur

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TRUCAP FINANCE LIMITED

Registered Office: Register office at 3rd Floor, A Wing, D.J. House, Old Nagardas Road, Andheri (East), Mumbai – 400069, Maharashtra, **GST No:** 27AAACD9887D1ZC

Corporate Identity Number: L64920MH1994PLC334457

PUBLIC NOTICE

This is to inform the Public that Auction of pledged Gold Ornaments will be conducted by TruCap Finance Limited on 21st April 2025 at Baramati at 11:00 A.M.

Branch address: TruCap Finance Ltd, Ground Floor, Frontier Automotives, Marwad Peth. Baramti . Pune 413102. The Gold Ornaments to be auctioned belong to Loan Accounts of our various

Customers who have failed to pay their dues. Our notices of auction have been duly issued to these borrowers. The Gold Ornaments to be auctioned belong to Overdue Loan Accounts of our various

Customers mentioned below with branch name. **Baramati Branch:** GL0000000229733 , GL0000000241415 , GL0000000198072

GL0000000215895, GL0000000223877, GL0000000222879 GL0000000222657, GL0000000182955, GL0000000184543 GL000000182705 , GL0000000254416 , GL0000000257288 GL0000000257031, GL0000000187248, GL0000000195009 GL0000000203874 , GL0000000237461 , GL0000000236149 GL0000000239647 , GL0000000238577 , GL0000000247964 GL0000000298838 , GL0000000312200 , GL0000000315694 GL0000000226308, GL0000000265309, GL0000000276270 GL0000000307301 , GL0000000228376 , GL0000000266352 GL0000000268396 . GL0000000269207 . GL0000000271508

GL0000000263546 , GL0000000267852 , GL0000000267099 GL0000000269348 , GL0000000268438 , GL0000000268274 GL0000000272293 , GL0000000271543 , GL0000000274398 GL0000000274023 , GL0000000277326 , GL0000000276544 GL0000000276232 , GL0000000276096 , GL0000000302673

GL0000000305254 , GL0000000308628 , GL0000000312078

GL0000000311290 , GL0000000313379 , GL0000000312485

GL0000000311432 , GL0000000313018 , GL0000000314833

GL00000000312410. For more details, please contact TruCap Finance Limited.

Contact Person: Vinod Maskar

Contact Number(s): 9870424107

TruCap Finance Limited reserves the right to alter the number of accounts to be auctioned &/ postpone / cancel the auction without any prior notice.

TruCap Finance Limited

TRUCAP FINANCE LIMITED **Registered Office:** Register office at 3rd Floor, A Wing, D.J. House,

Old Nagardas Road, Andheri (East), Mumbai – 400069, Maharashtra, **GST No:** 27AAACD9887D1ZC Corporate Identity Number: L64920MH1994PLC334457

PUBLIC NOTICE

This is to inform the Public that Auction of pledged Gold Ornaments will be conducted by TruCap Finance Limited on 21st April 2025 at Dange Chowk, Pune at 11:00 A.M. Branch address: TruCap Finance Ltd., 1ST FLOOR, NEAR LAD CHILDERNS CLINC ARUN PLAZA, DANGE CHOWK, YASHODA COLONY, THERGAON, PCMC MAHARASHTRA - 411033.

The Gold Ornaments to be auctioned belong to Loan Accounts of our various Customers who have failed to pay their dues. Our notices of auction have been duly issued to these borrowers.

The Gold Ornaments to be auctioned belong to Overdue Loan Accounts of our various

Customers mentioned below with branch name. Bhosari Branch: GL0000000187750, GL0000000186512, GL0000000189644 GL0000000184261, GL0000000180076, GL0000000184285 GL0000000187113 , GL0000000188936 , GL0000000191063 GL000000197168, GL0000000214141, GL0000000223170 GL0000000226202 , GL0000000226626 , GL0000000229025 GL0000000228306, GL0000000230575, GL0000000229308 GL0000000326147, GL0000000209124, GL0000000185532 GL0000000276697, GL0000000271868, GL0000000272150 GL0000000307547 , GL0000000308684 , GL0000000266202 GL0000000315208 , GL0000000315424 , GL0000000274310 GL000000306109, GL0000000305672, GL0000000307966 GL0000000307621 , GL0000000307272 , GL0000000311394

GL0000000314057, GL0000000315041. **Chakan Branch:** GL0000000210541, GL0000000216464, GL0000000222528 GL0000000266912, GL0000000186540, GL0000000275242 GL000000309729, GL0000000185518, GL0000000184902 GL0000000187575 , GL0000000191572 , GL0000000182106 GL000000186798, GL0000000192462, GL0000000206625 GL0000000312479 , GL0000000225036 , GL0000000223204 GL0000000227520 , GL0000000270342 , GL0000000270120 GL0000000315658, GL0000000272357, GL0000000276735

GL0000000309713, GL0000000313735, GL0000000312390

Dange Chowk Branch: GL0000000197854 , GL0000000269153 GL0000000178773 , GL0000000198646 , GL0000000310420 GL0000000310412, GL0000000310406, GL0000000310397 GL000000308833 , GL0000000232027 , GL0000000276025 GL0000000276026 , GL0000000308770 , GL0000000302770 GL0000000307944, GL0000000272180, GL0000000308842 GL0000000308615 , GL0000000267040 , GL0000000312177 GL0000000219070, GL0000000216858, GL0000000225913 GL0000000275917 , GL0000000275477 , GL0000000303307 GL000000308240 , GL0000000307407 , GL0000000308933

GL0000000311669, GL0000000310390, GL0000000314733. For more details, please contact TruCap Finance Limited

Contact Person: Vinod Maskar Contact Number(s): 9870424107

TruCap Finance Limited reserves the right to alter the number of accounts to be

auctioned &/ postpone / cancel the auction without any prior notice.

TruCap Finance Limited

Repco Home Finance Limited CORPORATE OFFICE: Alexander Square, No.2 (Old No.34 & 35), 3rd Floor,

Sardar Patel Road, Guindy, Chennai-600032, Ph: (044)-4210 6650 POSSESSION NOTICE (For immovable Property) Thereas the undersigned being the Authorised Officer of the Repco Home Finance Ltd., under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and

exercise of powers conferred under Section 13 (12) read with Rule 9 of the Security Interes

(Enforcement) Rules, 2002 issued a Demand Notice on the dates mentioned below, calling upon them to

The Borrowers, Co-Borrowers and the Guarantors having failed to repay the amount, notice is hereby

epay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

given to the borrowers, co-borrowers, guarantors and the public in general that the undersigned has taken possession of the properties described herein below in exercise of powers conferred on him nder section 13(4) of the said Act read with rule 9 of the said rules on this the 29" day of March 2025. he Borrowers, Co-Borrowers, Guarantors and the public in general are hereby cautioned not to deal with he properties and any dealings with the properties will be subject to the charge of the Repco Home Finance .imited, Following Branches for an amount and interest thereon mentioned below against each account. We draw your attentions 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 anytime before the date fixed for sale or

S.No.1: (Wagholi Branch) Borrower: Mr.Babu Nanhesab Shaikh, Slo.Mr.Nanhesab Husensab Shaikh, Plot No. II, Shivaii Nagar Railway Station, Near Tayamma Mandir, Shivaii Nagar, Pune - 411005. Also at: Senior Divisional Finance Manager, Mumbai Office, CSTM, 4th Floor, Annexe Building CST, Mumbai - 400001. Also at: Flat No. 201 & 202, 2nd Floor, Crystal Heights, S. No. 51, H. No. 02. Kondhwa Kh. Pune - 411048. Co-Borrower: Mrs.Zarina Babu Shaikh, Wo.Mr.Babu Nanhesab Shaikh, Plot No. II, Shivaji Nagar Railway Station, Near Tayamma Mandir, Shivaji Nagar, Pune - 411005. Also at: Flat No. 201 & 202, 2nd Floor, Crystal Heights, S. No. 51, H.No. 02, Kondhwa Kh, Pune - 411048. Guarantor: Mr. Husen Sayyed, Slo. Mr. Narayan Waghchoure, Plot No. II, Shivaj Nagar Railway Station, Near Mallikarjun Mandir, Shivaji Nagar, Pune - 411005; Demand Notice Date: 23.12.2024; Amount claimed as per demand notice (A/c.No. 2261870000517) ₹ 6,20,088/- with further interest from 20.12.2024 onwards and other costs thereon: Amount Outstanding: ₹ 8.47.806/- with

DESCRIPTION OF THE PROPERTY: All that piece and parcel of property bearing Survey No.51, Hissa No.2B, Admeasuring Area 00 H 3 Aar, situated at Village Kondhwa Khurd, Tal. Haveli, Dist. Pune under the Jurisdiction of Sub-Registrar Haveli within the limits of Pune Municipal Corporation and bounded as follows: On or towards East: By 3 mtrs Agreement Road, On or towards West: By Property of same S.No, On or towards South: By Property of Karim Ulla Khan,

further interest from 28.03.2025 onwards and other costs thereon.

Description of the said flat: All that piece and parcel of Flat No.201, area adm. 43 sq. mtrs, Carpet, Second Floor, and 2) Flat No 202 Area Adm 40.35 sq.mtrs Carpet, Second Floor Both in the building namely 'Crystal Heights' constructed on the land more particularly described in Schedule-I above On or towards East: By Passage, On or towards West: By Open space, On or towards South: By Flat no 202, On or towards North: By Open space.

S.No.2: (Chakan Branch) Borrower: Mr.Yuvraj Baban Mate, Slo.Mr. Baban Gopal Mate, Ghar No.219, Mahatma Gandhi Road, Infront of Bhairavnath Temple, Khadakwasla, Tal. Haveli, Dist. Pune -411024. Also at: Central Water & Power Research Station, Sinhgad Road, Khadakwasia, Tal. Haveli, Dist. Pune - 411024. Co-Borrower: Mrs.Rupali Yuvraj Mate. Wlo.Mr.Yuvraj Baban Mate. Ghar No.219, Mahatma Gandhi Road, Infront of Bhairavnath Temple, Khadakwasla, Tal. Haveli, Dist. Pune-411024. Guarantor: Mr. Vijay Namdev Thite, S/o.Mr. Namdev Tukaram Thite, C/o. Khadakwasia Dam, Khadakwasla, Tal. Haveli, Dist. Pune - 411024. Also at: Multi Tasking Staff, Central Water & Power Research Station, Sinhgad Road, Khadakwasla, Tal. Havell, Dist. Pune - 411024; Demand Notice Date: 24.12.2024; Amount claimed as per demand notice (A/c.No. 12251870000208) ₹ 9.17.370/respectively with further interest from 13.12.2024 onwards and other costs thereon; Amount Outstanding: ₹ 9,08,505/- with further interest from 28.03.2025 onwards and other costs thereon.

DESCRIPTION OF THE PROPERTY: Schedule I: All that piece and parcel of land earing Survey No.2, Hissa No. 10A, Totally Admeasuring 10 Aar out of which area adm. 5 Aar situated at Village Dhavari, Tal. Haveli, Dist. Pune and which is within the Zhilla Parishad Pune Taluka. Panchayat Samiti Haveli & within the Jurisdiction of Sub Registrar Haveli, Dist. Pune and is situated within the following boundaries: North: By Suryaganga Society, South: By Road, East: By Ujwal Group, West: By Road. Hereinafter referred to as "The Said Property" for the sake of brevity and convenience

Description of the Said Flat: Schedule II: All that piece and parcel of the Flat No.505, Area Adm. 475

Sq.Fts. i.e. 44.14 Sq.Mtrs Built-up, on the Fifth Floor, in the building Known as "MORYA CORNER®, constructed on property mentioned in Schedule I. Flat Boundaries: On or Towards East: By Passage and Duct, On or Towards South: By Passage and Flat No. 504, On or Towards West: By Marginal Open Space and Road, On or Towards North: By Duct and Flat No. 506. Hereinafter referred to as "The Said Property" for the sake of brevity and convenience.

Total extent on 475 Sq.Ft. area of land and building has got all usual pathway rights and easement rights relating thereto. Date: 29.03.2025 Authorized Officer, Repco Home Finance Ltd

IKF HOME FINANCE LIMITED