



Date: 22-08-2026

To,
The Manager- Listing Department
National Stock Exchange India Limited
'Exchange Plaza', C-1 Block G,
Bandra Kurla complex,
Bandra (E), Mumbai 400051.

Ref: NSE Symbol: SATECH

ISIN: INE0BSN01013

Subject: Newspaper Publication of Notice of Annual General Meeting

Dear Sir,

A copy of the Newspaper publication of Notice of Annual General Meeting of the Company scheduled to be held on Monday 14th September 2026 at 10:00 AM (IST) through VC/OAVM Facility at deemed venue registered office of the Company and the e-voting procedure thereto along with other information is submitted herewith. The said notice is published in one English Newspaper, i.e. Financial Express and one Vernacular Newspaper, i.e. Loksatta on Saturday 22nd August 2026.

This is for your information and record.

Thanks & Regards,

For, SA Tech Software India Limited

Arnika Choudhary
Company Secretary
A70217
Encl. above

S A TECH SOFTWARE INDIA LIMITED

CIN: L72900PN2012FLC145261|Reg Off: Poloroche Business Avenue, Office No. 101, 1st Floor, Airport Rd, Opp. Symbiosis Law School, Viman Nagar, Pune – 411014

|Contact: 9022909131 | email: info@satincorp.com | website: www.satincorp.com



HINDUJA HOUSING FINANCE LIMITED
Corporate Office: No 167-169, 2nd Floor, Anna Salai, Little Mount, Saidapet, Chennai - 600 015, Tamil Nadu.
Email ID: auction@hindujahousingfinance.com

Branch Office: Hinduja Housing Finance Limited, 3rd Floor, PKP Empire, E Ward, Shahupuri, 5th Lane, Kolhapur 416001

APPENDIX IV POSSESSION NOTICE (for immovable property)

Whereas, the undersigned being the Authorized Officer of Hinduja Housing Finance Limited (HHFL) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) issued by the Authorized Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s) / Guarantor(s) 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 the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement Rules, 2002. 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. 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 HHFL for an amount as mentioned herein under with interest thereon.

Name of the Borrower (s) / Guarantor(s)	Demand Notice Date and Amount	Date of Possession
MR. SACHIN PATIL (Applicant) And MRS. SONALI PATIL (Co_Applcant) MH/KL/P/AD00002635	15.06.2026, Rs. 22,04,945/- (Rupees Twenty Two Lakh Four Thousand Nine Hundred and Forty Five Only) as on 07.05.2026	19.08.2026

All that piece of parcel of Property bearing Gat. No. 102/1/C for area admeasuring 0 H 0112 R out of total area admeasuring 00 H 57 R thereon RCC construction on Ground Floor its area in measurement in Length 40 X Width 14 i.e. for area admeasuring 560 Sq. Ft. i.e. 52.03 Sq. Mtrs, RCC construction on Ground Floor its area in measurement in Length 32 X Width 14 i.e. for area admeasuring 448 Sq. Ft. i.e. 41.62 Sq. Mtrs, and RCC construction on First Floor its area in measurement in Length 72 X Width 14 i.e. for area admeasuring 1008 Sq. Ft. i.e. 93.65 Sq. Mtrs. Its Grampanchayat Mikat No. 2441 Situated at Mouje Grampanchayat Uljivadi, Tal. Karvir, 6 Dist. Kolhapur. POSITION: Residential Plot having Boundaries is as under NORTH - property Of Shree Dinkar Parsu Mane, SOUTH - Road, EAST - Property Of Shree Dinkar Parsu Mane, WEST - Property Of A.Mane 68P.Mane

MR. ZAHARAHMAD BAGAWAN (Applicant) And MRS. MOHASINA BAGWAN (Co_Applcant)	15.06.2026, Rs. 17,61,286/- (Rupees Seventeen Lakh Sixty one Thousand Two Hundred and Eighty Six Only) as on 07.05.2026	19.08.2026
MH/KL/P/AD00002219		

All that piece and parcel of the property bearing City Survey No. 744, totally add 77.40 Sq Meters, along with RCC construction add 6271 Sq Meters on it, bearing Grampanchayat Assessment Property No 235, situated at Village Shingnapur (Hamantwadi), Tal- Karveer, Dist. Kolhapur. POSITION: Residential plot having Boundaries is as under NORTH - C.S.No.745 open plot, SOUTH - C.S.No.745 property of Sumitra Parshuram Marake, EAST - Road, WEST - C.S.No.745

STATUTORY NOTICE TO BORROWERS/CO-BORROWERS/GUARANTORS

Borrower(s)/Guarantors are hereby put to caution that the property may be sold at any time hereinafter by way of public auction/tenders and as such this may also be treated as a notice under Rule 6, 8 & 9 of Security (Interest) Enforcement Rules, 2002. The detailed inventory and Panchnama could not be recorded due to obstructions as such the property has been photographed.

Rushikesh Ubhale.9823244498, Mrs.Nishigandha Suryavanshi.9008931551, Sagar Bagwade.742090021

Date: 22.08.2026, Place: Kolhapur Hinduja Housing Finance Limited, Authorized Officer



Encore Asset Reconstruction Company Private Limited (Encore ARC)
Encore ARC Corporate Office Address: 5th Floor, Plot No. 137, Sector 44, Gurugram 122002, Haryana

(WITHOUT PREJUDICE)

ENCOREARC/RES/IDFC/JS/2627/0701 **22.07.2026**

1) Laurence Joseph Swamy (Borrower/ Mortgageor)
Sukhwani Garden, Flat No. C-11, Dapodi, Near Vinayad Charch, Pune-411012
Also At: Shop No. 04, Ground Floor, Survey No. 01, Hissa No. 04, Pimple Gurav, Tal-Haveli, Pune-411012

2) Juliet Lawrence Joseph (Co-Borrower)
Sukhwani Garden, Flat No. C-11, Dapodi, Near Vinayad Charch, Pune-411012
Also At: Shop No. 04, Ground Floor, Survey No. 01, Hissa No. 04, Pimple Gurav, Tal-Haveli, Pune-411012

Dear Sir/Madam,
Sub: Notice for Sale of Secured Asset of Laurence Joseph Swamy ("Borrower") under Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 ("Rules") read with Section 13(8) of the SARFAESI Act, 2002, possession of which has been taken over under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with Rules

As you are aware that pursuant to the provisions of the SARFAESI Act, Encore Asset Reconstruction Company Pvt. Ltd. ("Encore ARC") has acquired the financial assistance granted to the Borrower by the IDFC First Bank Limited ("IDFC") along with all underlying securities vide Assignment Agreement dated 24.09.2025.

Prior to the acquisition of financial assistance by Encore ARC, the IDFC had issued a notice under Section 13 (2) of the SARFAESI Act on 23.01.2025 advising you to pay the dues as mentioned therein. As you have failed & neglected to pay the dues within 60 days from the date of receipt of the said notice issued under Section 13(2) of the SARFAESI Act, the Authorized Officer of the Encore ARC took over the possession of the immovable Secured Asset on 27.05.2026. That, pursuant to the aforesaid assignment, the possession of the Secured Asset lies with the Authorized Officer of Encore ARC.

Please treat this as 30 days' notice under Rule 8(6) of the Rules. Upon expiry of the notice period of 30 days, the Authorized Officer of Encore ARC shall take steps for selling the Secured Asset as more particularly mentioned hereinbelow by way of public e-auction/private treaty or any other modes provided under the Rules.

Description of Secured Asset:

All the piece and parcel of Shop No. 04 on Ground Floor, area admeasuring 227 Sq. Ft., i.e. 21.09 Sq. Mt Survey No. 1, Hissa No. 4 situated at Village Pimple Gurav, Taluka Haveli, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation Pune which is bounded under and - East : By remaining space out of this Survey No. West : By Property of Mr. Pravinbhai Parmar, South : By remaining space out of this Survey No. North : By 60 Ft.Road.

In case of sale by way of public e-auction, the detailed terms and conditions of the sale including reserve price, earnest money deposit etc. will also be uploaded on Encore A R C 's website i.e. <https://www.encorearc.com> and <https://sarfaesi.auctiontender.net/EPROC/> as per Rule 8 (7) of Rules, simultaneously with the publication of public e-Auction sale notice in the Form given in Appendix-IV

The Borrower/Mortgageor/Guarantor's attention is invited to provisions of sub-section (8) of section 13 of the SARFAESI Act, in respect of time available to redeem the Secured Asset by repaying the entire dues of Rs. 24,67,088.95/- (Rupees Twenty Four Lakhs Sixty Seven Thousand Eighty Eight and Ninety Five Paise Only) as on 31.08.2025, from 01.09.2025 together with future interest, charges & costs thereon.

A final opportunity is being given to Borrower/Mortgageor(s)/Guarantor(s) to redeem the Secured Asset accordingly, failing which, Encore ARC in its capacity as Trustee of EARC-EOT-001-TRUST shall proceed with the sale of the aforesaid Secured Asset as per the Rules.

Yours faithfully,
Sd/-
Javed Khan
(Authorized Officer)
For Encore Asset Reconstruction Company Private Limited
(Acting in its capacity as the trustee of EARC-EOT-001-TRUST)



Encore Asset Reconstruction Company Private Limited (Encore ARC)
Encore ARC Corporate Office Address: 5th Floor, Plot No. 137, Sector 44, Gurugram 122002, Haryana

(WITHOUT PREJUDICE)

ENCOREARC/RES/IDFC/AAS/2627/0701 **22.07.2026**

1) Akshay Arvind Sutar (Borrower/Mortgageor)
Flat No. 105, 1st Floor, Building No. 2C, Ramangiri CHSL, Village-Bhosari, Tal-Haveli, Pune-411039
Also At: Alandi Road, Shahstri Chowk, Mangal Murti Medical, Tatwal, Pune-411039
Also At: Co/ABM Engineering Services, Office No. 10, Plot No. 01, Sector No. 07, B G Sankul Apartment, Bhosari, Pune-411026

2) Avinash Rajkumar Malvadkar (Co-Borrower)
Flat No. 105, 1st Floor, Building No. 2C, Ramangiri CHSL, Village-Bhosari, Tal-Haveli, Pune-411039
Also At: Flat No. 704, F Wing, Woods Ville, Phase-3, Moshi, Pune-412105

Dear Sir/Madam,
Sub: Notice for Sale of Secured Asset of Akshay Arvind Sutar ("Borrower") under Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 ("Rules") read with Section 13(8) of the SARFAESI Act, 2002, possession of which has been taken over under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with Rules

As you are aware that pursuant to the provisions of the SARFAESI Act, Encore Asset Reconstruction Company Pvt. Ltd. ("Encore ARC") has acquired the financial assistance granted to the Borrower by the IDFC First Bank Limited ("IDFC") along with all underlying securities vide Assignment Agreement dated 24.09.2025.

Prior to the acquisition of financial assistance by Encore ARC, the IDFC had issued a notice under Section 13 (2) of the SARFAESI Act on 29.05.2024 advising you to pay the dues as mentioned therein. As you have failed & neglected to pay the dues within 60 days from the date of receipt of the said notice issued under Section 13(2) of the SARFAESI Act, the Authorized Officer of the Encore ARC took over the possession of the immovable Secured Asset on 26.05.2026. That, pursuant to the aforesaid assignment, the possession of the Secured Asset lies with the Authorized Officer of Encore ARC.

Please treat this as 30 days' notice under Rule 8(6) of the Rules. Upon expiry of the notice period of 30 days, the Authorized Officer of Encore ARC shall take steps for selling the Secured Asset as more particularly mentioned hereinbelow by way of public e-auction/private treaty or any other modes provided under the Rules.

Description of Secured Asset:

ALL THAT PIECE AND PARCEL OF THE RESIDENTIAL FLAT BEARING NO. 105, ADMEASURING 51.19 SQ. MTS. I.E., 550.81 SQ. FT. BUILDUP ON THE FIRST FLOOR OF THE "2/C" BUILDING IN THE CLUSTER CALLED "RAMNAGARI COMPLEX" BEING CONSTRUCTED ON THE LAND BEARING SURVEY NO 207/2/1, ITS CORRESPONDING CTS NO. 4380 OUT OF THE TOWN PLANNING SCHEME AT BHOSARI, TAL. HAVELI, DISTRICT: PUNE, WITHIN THE LIMITS OF PIMPRI CHINCHWAD MUNICIPAL CORPORATION AND SUB REGISTRAR HAVELI, DISTRICT PUNE, MAHARASHTRA-411039, TOGETHER WITH RIGHTS IN THE COMMON AREAS, FACILITIES, AMENITIES MEMBERSHIP RIGHTS AND SPECIFICATIONS PROVIDED THERETO, AND BOUNDED AS:- EAST: FLAT NO. 106 WEST: ADJ. FLAT, NORTH: OPEN SPACE SOUTH: STAIRCASE/DUCT

In case of sale by way of public e-auction, the detailed terms and conditions of the sale including reserve price, earnest money deposit etc. will also be uploaded on Encore A R C 's website i.e. <https://www.encorearc.com> and <https://sarfaesi.auctiontender.net/EPROC/> as per Rule 8 (7) of Rules, simultaneously with the publication of public e-Auction sale notice in the Form given in Appendix-IV

The Borrower/Mortgageor/Guarantor's attention is invited to provisions of sub-section (8) of section 13 of the SARFAESI Act, in respect of time available to redeem the Secured Asset by repaying the entire dues of Rs. 26,98,394.53/- (Rupees Twenty Six Lakhs Ninety Eight Thousand Three Hundred Ninety Four and Fifty Three Paise Only) as on 31.08.2025, from 01.09.2025 together with future interest, charges & costs thereon.

A final opportunity is being given to Borrower/Mortgageor(s)/Guarantor(s) to redeem the Secured Asset accordingly, failing which, Encore ARC in its capacity as Trustee of EARC-EOT-001-TRUST shall proceed with the sale of the aforesaid Secured Asset as per the Rules.

Yours faithfully,
Sd/-
Javed Khan
(Authorized Officer)
For Encore Asset Reconstruction Company Private Limited
(Acting in its capacity as the trustee of EARC-EOT-001-TRUST)

S A TECH SOFTWARE INDIA LIMITED
CIN: L72900PN2012FLC145261
Reg Off: Poloroche Business Avenue, Office No. 101, 1st Floor, Airport Rd, Opp. Symbiosis Law School, Viman Nagar, Pune - 411014
Contact: 9022909131 | email: cs@satincorp.com | website: www.satincorp.com

NOTICE OF 14th ANNUAL GENERAL MEETING TO BE HELD AT 10:00 AM (IST) AT REGISTERED OFFICE OF THE COMPANY VIA VIDEO CONFERENCE/OAVM

Notice is hereby given that the 14th ANNUAL GENERAL MEETING (AGM) FOR FY 2025-26 of SA TECH SOFTWARE INDIA LIMITED will be held on Monday, 14th September 2026 at 10:00 A.M. (IST) at Registered Office of Company via Video Conference/OAVM to transact the businesses as set out in the notice of AGM which is being circulated for convening the AGM.

The Annual Report including the financial statements for the financial year ended 31st March 2026 along with Notice of the AGM is dispatched on 21/08/2026 to those members whose e-mail addresses are registered with the company/ Registrar and Share Transfer Agent (RTA) or with the respective Depository Participants, in accordance with the MCA Circulars and SEBI Circular no SEBI/HO/CFD/CFD-PoD-2/PC/CIR/2024/133 dated October 3, 2024. Members may note that the Notice of the AGM and Annual Report for the year 2025-26 will also be available on the company's website <https://www.satincorp.com>. The Notice can also be accessed from the websites of the Stock Exchanges i.e. National Stock Exchange of India Limited at www.nseindia.com respectively and the AGM Notice is also available on the website of Bigshare (agency for providing the Remote e-Voting facility) i.e. vote@bigshareonline.com. Further, a physical communication containing the web link and the exact path through which the complete Notice of the 14th AGM and the Annual Report for FY 2025-26 can be accessed has been sent to those Members who have not registered their e-mail address(es) with the Company, its Registrar and Share Transfer Agent (RTA), or their respective Depository Participant(s).

REMOTE E-VOTING:

In compliance with provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Amendment Rules, 2015 and Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company is providing its members, the facility to exercise their right to vote at the Annual General Meeting (AGM) by electronic means on all the businesses set forth in the Notice of the AGM through the remote e-Voting Services provided by Bigshare Services Pvt Ltd. The detailed instructions for remote e-voting facility are contained in the Notice of the AGM which has been sent to the Members. The details pursuant to the provisions of the Companies Act 2013 and Rules are given hereunder:

- The cut-off date for the purpose of remote e-voting is Tuesday, 8th September 2026
- Period of e-voting: E-voting shall commence from Thursday, 10th September 2026 at 9:00 A.M. and ends on Sunday, 13th September 2026 at 5:00 P.M. Please note that remote e-voting will not be allowed beyond the above-mentioned time and date
- People who have acquired shares and become a member of the Company after dispatching Notice of the AGM and holding shares as on the cut-off date i.e. 8th September 2026, may cast their votes by following the instructions and process of remote e-voting as provided in the Notice of AGM
- Notice of AGM is available on the website of the Company (www.satincorp.com) as well as the website of Bigshare (vote@bigshareonline.com).
- A person, whose name appears in the Register of Members or in the Register of Beneficial owners maintained by the depositories as on cut-off date only, shall be entitled to avail of the facility of remote e-voting as well as voting at the AGM. However, if the person is already registered with Bigshare for remote e-voting, then the existing User ID and Password can be used for casting votes
- Members attending AGM physically, who have not cast their votes by remote e-voting shall be able to cast their votes through poll at the AGM
- Members who have cast their votes by remote e-voting may also attend the AGM but shall not be entitled to cast their votes again at the AGM
- In case of queries/grievances by Individual Shareholders holding securities in demat mode who need assistance for any technical issues related to e-voting, may contact the following people or may follow the steps detailed in the Notice of the 14th AGM:

Ms. Arnika Choudhary
Company Secretary
S A TECH SOFTWARE INDIA LIMITED
Poloroche Business Avenue, Office No. 101, 1st Floor, Airport Rd, Opp. Symbiosis Law School, Viman Nagar, Pune - 411014.
Email: cs@satincorp.com | Phone: 9022909131
Please keep your most updated email id registered with the company/your Depository Participant to receive timely communications.

Place: Pune
Date: 22-08-2026

For, S A Tech Software India Limited
Sd/-
Arnika Choudhary
Company Secretary



Encore Asset Reconstruction Company Private Limited (Encore ARC)
Encore ARC Corporate Office Address: 5th Floor, Plot No. 137, Sector 44, Gurugram 122002, Haryana

(WITHOUT PREJUDICE)

EARCORTARC/IDFC/SHP/2627/0702 **Date: 24.07.2025**

Shrihari Purushottam Panchwadkar (Borrower/ Mortgageor)
Flat No. 01 & 02, Ground Floor & 1st Floor, Wing No. 03, Building Shree, CTS No. 752 & 754, Kothrud, Pune-411038
Also At: C/o Varad Construction, Flat No. 364, Sardarshah Co-Op Society, Eradwane, Near Nal Stop Chowk, Pune-411004
Also At: Flat No. 1-A, Building Shopping Plaza, Rambaag Colony, Paud Road, Pune-411028
Also At: Flat No. 1 & 2, Ground Floor, Shree Apartment, S. No. 133/35, 132/123A, Mayur Colony, Dhankarn Path, Kothrud, Pune-411038.

Shilpa Shrihari Panchwadkar (Co-Borrower)
Flat No. 01 & 02, Ground Floor & 1st Floor, Wing No. 03, Building Shree, CTS No. 752 & 754, Kothrud, Pune-411038

Dear Sir/Madam,
Sub: Notice for Sale of Secured Asset of Shrihari Purushottam Panchwadkar ("Borrower") under Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 ("Rules") read with Section 13(8) of the SARFAESI Act, 2002, possession of which has been taken over under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with Rules

As you are aware that pursuant to the provisions of the SARFAESI Act, Encore Asset Reconstruction Company Pvt. Ltd. ("Encore ARC") has acquired the financial assistance granted to the Borrower by the IDFC First Bank Limited ("IDFC") along with all underlying securities vide Assignment Agreement dated 24.09.2025.

Prior to the acquisition of financial assistance by Encore ARC, the IDFC had issued a notice under Section 13 (2) of the SARFAESI Act on 21.12.2022 advising you to pay the dues as mentioned therein. As you have failed & neglected to pay the dues within 60 days from the date of receipt of the said notice issued under Section 13(2) of the SARFAESI Act, the Authorized Officer of the Encore ARC took over the possession of the immovable Secured Asset on 21.07.2026. That, pursuant to the aforesaid assignment, the possession of the Secured Asset lies with the Authorized Officer of Encore ARC.

Please treat this as 30 days' notice under Rule 8(6) of the Rules. Upon expiry of the notice period of 30 days, the Authorized Officer of Encore ARC shall take steps for selling the Secured Asset as more particularly mentioned hereinbelow by way of public e-auction/private treaty or any other modes provided under the Rules.

Description of Secured Asset:			
S. No.	Details of Security	Boundaries of Property	Name of Owner/ Mortgageor
1.	Property no.1 All That Piece and Parcel of Flat Bearing No. 1, Admeasuring About 66.89 Sq. Mtr (720 Sq. Ft.) Built-Up Constructed On The Ground Floor Of The Building Commonly Known As Shree Laying And Situated At Land Bearing Survey No 133, Hissa No.35, Having Corresponding Cts No. 752 And Survey No. 132, Hissa No. 1+2+3A Having Corresponding Cts No. 754 & 711, Situated At Kothrud, Taluka Haveli, District Pune, Along With Exclusive Right Over Top Terrace Admeasuring 44.67 Sq. Mtr (482.80 Sq. Ft.) Built Up And Surrounding Garden/Open Space Admeasuring 77.98 Sq. Mtr. (839.06 Sq. Ft.), And Also Car Parking Admeasuring 11.31 Sq. Mtr. (121.69 Sq. Ft.) Within The Limits Of Pune Municipal Corporation And Registration District Pune And Within Jurisdiction Of Sub-Registrar Haveli	East: Flat No.2 Located On The Ground Floor West: Garden Attached To Flat No.1 And Behind That Boundary Of Survey No.132, Hissa No. 35 And Survey No. 32, Hissa No.1+2+3A Open Garden Space South: Garden Attached To Flat No.1 And Behind That Nirmal Building Construction On Land Bearing Survey No.132 Hissa No. 35 And 4A North: Garden Attached To Flat No.1 Open Garden Space And Boundary Of Survey No. 133, Hissa No. 35 East: Parking Area And Staircase West: Flat No.1 On The Ground Floor North: Garden Attached To Flat No.2 Open Garden Space And Boundary Of Survey No.133, Hissa No.35 South: Garden Attached To Flat No. 2 Nirmal Building Construction On Land Bearing Survey No.132 Hissa No.3B And 4A	Mr. Shrihari Purushottam Panchwadkar and Mrs. Shilpa Shrihari Panchwadkar
	Property No.2 All That Piece and Parcel Of Flat Bearing No. 2, Admeasuring About 64.10 Sq. Mtr (690 Sq. Ft.) Built-Up, Constructed On The Ground Floor Of The Building Commonly Known As Shree Laying And Situated At Land Bearing Survey No. 133, Hissa No. 35, Having Corresponding Cts No. 752 And Survey No. 132, Hissa No. 1+2+3a Having Corresponding Cts No. 754 & 711, Situated At Kothrud, Taluka Haveli, District Pune Along With Exclusive Right Over Surrounding Garden/Open Space Admeasuring 93.74 Sq. Mtr. (1008.64 Sq. Ft.) More Specifically Highlighted At Annexure B And Also Car Parking Admeasuring 11.31 Sq. Mtr. (121.69 Sq. Ft.), Undetectable Amenity Within The Limits Of Pune Municipal Corporation And Registration District Pune And Within Jurisdiction of Sub-Registrar Haveliland		

In case of sale by way of public e-auction, the detailed terms and conditions of the sale including reserve price, earnest money deposit etc. will also be uploaded on Encore A R C 's website i.e. <https://www.encorearc.com> and <https://sarfaesi.auctiontender.net/EPROC/> as per Rule 8 (7) of Rules, simultaneously with the publication of public e-Auction sale notice in the Form given in Appendix-IV

The Borrower/Mortgageor/Guarantor's attention is invited to provisions of sub-section (8) of section 13 of the SARFAESI Act, in respect of time available to redeem the Secured Asset by repaying the entire dues of Rs. 3,02,63,103.99/- (Rupees Three Crore Two Lakhs Fifty Three Thousand One Hundred three and Ninety Nine Paise Only) as on 31.08.2025, from 01.09.2025 together with future interest, charges & costs thereon.

A final opportunity is being given to Borrower/Mortgageor(s)/Guarantor(s) to redeem the Secured Asset accordingly, failing which, Encore ARC in its capacity as Trustee of EARC-EOT-001-TRUST shall proceed with the sale of the aforesaid Secured Asset as per the Rules.

Yours faithfully,
Sd/-
Dharmendra Maurya
(Authorized Officer)
For Encore Asset Reconstruction Company Private Limited
(Acting in its capacity as the trustee of EARC-EOT-001-TRUST)



Aavas Financiers Limited
(CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of **AAVAS FINANCIERS LIMITED** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon me under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the properties described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on the dates mentioned as below.

The borrower and Guarantor in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the property will be subject to the charge of the **AAVAS FINANCIERS LIMITED** for an amount mentioned as below and further interest thereon.

Name of the Borrower	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
Nikhil Dinkar Bhoi, Bina Dinkar Kamble, Dinkar Maruti Kamble (A/C NO.) 201212701506956 & 241212704262533	7 May 26 Rs. 483865/- & Rs. 495904/- 7 May 26	Plot No 61 & 62 Construted On Survey No 141/8/1/41 Near Maruti Mandir, Ajinkya Nagar, Situated At Kupwad Tal Miraj Dist Sangli, Maharashtra Admeasuring 185.12 Sq. Mtrs	Symbolic: Possession Taken On 19 Aug 26
Dadabhai Bhau Adhav, Chhaya Dadabhai Adhav, Gaurav Dadabhai Adhav (A/C NO.) 231222503339795	10 Jun 26 Rs. 1274737/- 9 Jun 26	Flat No.11, 3rd Floor, B - Wing, Sai Darshan Building, Plot No. 176-181, Shirur, Pune Maharashtra (India)- 412210 / Admeasuring 36.34 Sq. Mtr.	Symbolic: Possession Taken On 18 Aug 26

Place : Maharashtra **Date: 22-08-2026** **Authorised Officer Aavas Financiers Limited**



BAJAJ HOUSING FINANCE LIMITED
Corporate Office: Cerebrum IT Park B2 Building, 5th Floor, Kalyani Nagar, Pune, Maharashtra - 411014
Branch Office: 1st Floor, Maurya Arcade, Near Kothapur Naka, Shanwar Peth, Beside HP Petrol Pump, Karad
Authorized Officer's Details: Name :Amit Salokhe | EMAIL ID: amit.salokhe@bajajhousing.co.in | Mob No. : 9122054949

APPENDIX IV - A (Rule 8(6)) SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of the 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 Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken over by the Authorized Officer of the Bajaj Housing Finance Ltd (Secured Creditor), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" for recovery of the loan dues, applicable interest, charges and costs etc., payable to Bajaj Housing Finance Ltd as detailed below.

Details of Borrower/Co Borrowers /Guarantor(S) and Loan Details	Description of the Immovable Properties	Details of E Auction
LAN:- H4BSRLP163763 1. Altaf Iqbal Memon (Borrower) 2. Shama Iqbal Memon (Co-Borrower) Both At 197-2 Gurwar Peth, Darga Masjid Parisar, Karad, Maharashtra-415110 Outstanding amount - Rs. 24,37,489/- (Rupees Twenty Four Lakhs Thirty Seven Thousand One Hundred Forty Nine Only) as on 18/08/2026 along with future interest and charges accrued w.e.f. 18/08/2026	Schedule Property All That Pieces And Parcel of Property Being T.p Scheme No. 1 Final Plot No. 385 Adm Area 3779.10 Sq. Mtr. Out of That Sub Plot No. 5 Adm Area 284.01 Sq. Mtr out Of That Kg N Commercial Heights, On Basement Floor, Godown No G-2, Adm Super Built Up Area 34.20 Sq Mtr & Adm Built Up Area 26.30 Sq Mtr And Godown No G-3, Adm Super Built Up Area 52.62 Sq Mtr & Adm Built Up Area 40.15 Sq Mtr Situated At City Karad, Peth Shaniwar, Tal- Karad, Dist -Satara	E-Auction Date :- 23/09/2026 Between 11:00 Am To 12:00 Pm With Unlimited Extension of 5 Minutes Last Date Of Submission of Earnest Money Deposit (EMD) With Kyc is :- 22/09/2026 Up To 5:00p.m. (IST) Date of Inspection:- 22/08/2026 To 22/09/2026 Between 11:00 Am To 4:00 Pm (IST). Reserve Price: For Immovable Property Rs. 30,45,440/- (Rupees Thirty Lakhs Forty Five Thousand Four Hundred Forty Only) The Earnest Money Deposit Will Be Rs. 3,04,544/- (Rupees Three Lakh Four Thousand Five Hundred Forty Four Only) 10% Of Reserve Price. Bid Increment - Rs. 25,000/- (Rupees Twenty Five Thousand Only) & In Such Multiples.

Terms and Conditions of the Public Auction are as under: The Secured asset will not be sold below the Reserve price. The e Auction Sale will be online through e-auction portal. The e-Auction will take place through portal <https://bankauctions.in>, on 23/09/2026 from 11:00 AM to 12:00 PM with unlimited auto extension of 5 minutes each. For detailed terms and conditions please refer company website URL <https://www.bajajhousingfinance.in/auction-notices> or for any clarification please connect with Authorized officer.

Notice Date: 20TH AUGUST, 2026 Place:- KARAD **Authorized Officer, (Amit Salokhe) Bajaj Housing Finance Limited**



BAJAJ HOUSING FINANCE LIMITED
Corporate Office: Cerebrum IT Park B2 Building 5th floor, Kalyani Nagar, Pune, Maharashtra 411014
Branch Office: 2nd floor, Shivshakti building, Gat no. 1354/1, Above Shivshakti Electronics & Home appliances, Pune Nagar road, Sai Satyap nagar - Lane no. 1 & 2, Opp. Shaw Toyota, Wagholi, Pune - 412207
Branch Office: 1st Floor Kayashla Towers, Pujari Plot 42,Vishrambaugh, Nr. SBI, Sangli, Maharashtra 416415

POSSESSION NOTICE

Under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 & Rule 8(1) of the Security Interest (Enforcement) Rules 2002. (Appendix-IV)

Whereas, the undersigned being the Authorized Officer of M/s BAJAJ HOUSING FINANCE LIMITED (BHFL) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notice(s) to Borrower(s)/ Co-Borrower(s)/ Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The Borrower(s)/ Co-Borrower(s)/ Guarantor(s) having failed to repay the amount, notice is hereby given to the Borrower(s)/ Co-Borrower(s)/ Guarantor(s) and the public in general that the undersigned on behalf of M/s Bajaj Housing Finance Limited, has taken over the possession of the property described herein below in exercise of the powers conferred on him under Section 13(4) of the said Act read with Rule 8(1) of the said rules. The Borrower(s) Co-Borrower(s)/ Guarantor(s) in particular and the public in general are hereby cautioned not to deal with the below said property and any dealings with the said property will be subject to the first charge of BHFL for the amount(s) as mentioned herein under with future interest thereon.

Name of the Borrower(s)/Guarantor (s) (LAN No. Name of Member)	Description of Secured Asset (Immovable property)	Demand Notice Date & Amount	Date of Possession
Branch : SANGLI LAN:- H528HLD1188475 and H528HLT1257357 1. Anuj Rajendra Shinde (Borrower) 2. Rajendra Tukaram Shinde (Co-Borrower) 3. Mayuri Anuj Shinde (Co-Borrower) All At: Flat Number 207 S R Number 55/1/BA/2 Hsni Ashram Javal Government Colony Sangli Hsni, Ashram Javal, Sangli, Maharashtra-416416	All That Piece And Parcel of The Non-agricultural Property Described As: Flat No. A-207, 2nd Floor, Wing A, Chandrakol Heights, Survey No. 55/1B+2B+3B.55/4, Plot No. 13/15/16/2, Wanlesswadi, Sangli, East : Flat No A 206, West : Side Margin, North : Flat No 201 & Staircase, South : Side Margin	30th May 2026 Rs. 35,36,351/- (Rupees Thirty Five Lakh Thirty Six Thousand Three Hundred Fifty One Only)	17-Aug-26
Branch : PUNE LAN:- H402HHL1189722 and H402HLT1192730 1. ARNPREET SINGH (Borrower) 2. MANPREET KAUR (Co-Borrower) Both At: Flat No S.S.No.33 Tranquil Park 5th Floor, Tranquil Park Road Lohaagan, Pune, Pune, Maharashtra-411047	All That Piece And Parcel of The Non-agricultural Property Described As: Flat No-13/1205, 12th Floor Tower 3, "Flamante By VTP Luxe, Phase 1", Gat Nos. 1255/29, 1255/31, 1255/33, 1255/46, 1255/47, 1255/48 At Wagholi, Sector R-16, Taluka Haveli, Pune - 412207, Boundaries of Plot, East : 9mtr Wide Road, West : 15mtr Wide Road, North : Gat No 1255 Part, South : Gat No 1255 Part	28th May 2026 Rs. 32,48,172/- (Rupees Thirty Two Lakh Forty Eight Thousand One Hundred Seventy Two Only)	19-Aug-26

Place: Sangli, Pune,
Date of Symbolic Possession : 17.08.2026 & 19.08.2026

Sd/- Authorized Officer,
Bajaj Housing Finance Limited

