

PHOENIX ARC LIMITED

(Formerly known as Phoenix ARC Private Limited)

REGD. OFFICE: 3rd Floor / Wallace Towers (earlier known as Shiv Building)
139/140/B/1 / Crossing of Sahara Road and Western Express Highway /
Vile Parle (E), Mumbai - 400 045 (Tt): 022 - 68492450, (F): 022-87412313
CIN: U67190MH2000PTC168303 | EMAIL: info@phoenixarc.co.in
WEBSITE: www.phoenixarc.co.in

APPENDIX IV (See rule 8 (viii)) POSSESSION NOTICE (For Immovable Property)

Whereas, the Authorized Officer of M/s. Varthana Finance Private Limited (formerly known as M/s. Thirumani Finance Private Limited) under the Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 (said Act) and in exercise of powers conferred under Section 13(12) read with Rule 3 of 2002 Security Interest (Enforcement) Rules, 2002 (said Rules) has issued a Demand Notice dated 14-02-2023 calling upon the Borrowers / Co-borrowers / Mortgages 1. M/s. Shri Shiv Parvati English Medium School and Junior College, 2. M/s. Shri Laxmi Nurshahi Sevashahi Pratishthan, 3. Mr. Ravi Chandrakant Kakade, S/o Chandrakant Kakade & 4. Mrs. Supriya Ravi Kakade, W/o Ravi Kakade to repay the amount mentioned in the notice being Rs. 47,15,394/- (Rupees Forty Seven Lakhs Fifteen Thousand Three Hundred and Ninety Four Only) pertaining to Loan Account No's. S19PUN-PUN-010375, U21PUN-KOL-017795, U22PUN-PUN-019650 K20PUN-PUN-013329 and U22PUN-PUN-021735 as of 13-02-2023 with further interest applicable along with other contractual dues which may fall due till realization thereof until payment in full within 60 days (Sixty days) from the date of the said notice.

Whereas subsequently, M/s. Varthana Finance Private Limited has vide Assignment Agreement dated 28-03-2024 assigned all its rights, title, interest and benefits in respect of the debt due and payable by Borrowers / Co-borrowers / Mortgages arising out of the facilities advanced by M/s. Varthana Finance Private Limited to Ed Eelwess Asset Reconstruction Company Limited, acting in its capacity as Trustee of EARC Trust - SC-467 along with the underlying securities to Edelwess, acting in its capacity as Trustee of EARC Trust - SC-467. Thereafter, pursuant to the Assignment Agreement dated 28-12-2025, Edelwess Asset Reconstruction Company Limited, acting in its capacity as Trustee of EARC Trust - SC-467, has absolutely assigned and transferred the said loan account to Phoenix ARC Private Limited, acting in its capacity as Trustee of Phoenix Trust- F26-13 ("Phoenix"). Therefore, in view of the said assignment, Phoenix now stands subrogated in the place of M/s. Varthana Finance Private Limited and Phoenix shall be entitled to institute/ continue all and any proceedings against the Borrowers / Co-borrowers / Mortgages and to enforce the rights and benefits under the financial documents including the enforcement of guarantee and security interest executed and created by the Borrowers for the financial facilities availed by them.

The Borrowers / Co-borrowers / Mortgages having failed to repay the abovementioned amount, notice is hereby given to the Borrowers / Co-borrowers / Mortgages 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 the Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on 07-08-2026.

The Borrowers / Co-borrowers / Mortgages 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 Phoenix ARC Limited (formerly known as Phoenix ARC Private Limited) (acting in its capacity as Trustee of Phoenix Trust- F26-13), for an amount of Rs. 47,15,394/- (Rupees Forty Seven Lakhs Fifteen Thousand Three Hundred and Ninety Four Only) as of 13-02-2023 with further interest applicable along with all cost, charges and expenses until payment in full.

The Borrowers / Co-borrowers / Mortgages 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 Property:

All that piece and parcel of the property bearing Gt No. 14(2/P), on CTS No. 14/2, measuring 86,880 sq. ft. i.e. 0.80Hr out of total land measuring 3,616Hr, situated at Nira Narsingpur, Tal: Indapur, Dist: Pune. East : By Gt No. 13 West : By Gt No. 14 North : By Property of Mr. Balaso Badale out of Gt No. 14(2/P) South : By Property of Mr. Chandrakant Kakade out of Gt No. 14(2/P)

For Phoenix ARC Limited
(Trustee for Phoenix Trust F26-13)

Date : 07-08-2026
Place : Indapur, Pune

Authorized Officer

	COSMOS CO-OP. BANK LTD. (Mutualist Scheduled Bank) Enriching Life!	Recovery Department, Region-II, Correspondence Address: Horizon Building, 1 st Floor, Ranade Road & Gokhale Road Junction, Gokhale Road (North), Dadar (West), Mumbai - 400 028. Ph. 022- 69476054/12/55/57/55/58
POSSESSION NOTICE (Under Rule-8(1)) For Immovable Property		
Whereas, the undersigned being appointed as Authorised Officer of Cosmos Co-op. Bank Ltd., under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (Act 54 of 2002) and in exercise of the powers conferred u/s 13(12) read with rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notices to the following parties thereby calling upon Borrowers / Mortgagors, Co-borrowers / Mortgagors & Guarantors to repay the amount as mentioned in the notices within 60 days from the date of receipt of the said notices. The said Demand Notice is published in newspapers i.e. "Financial Express" (English) and "Loksatta" (Marathi) in "Pune Edition" as on 03-06-2026 as a "Substitute Service" of notice. Borrowers/Mortgagors, Co-Borrower/Mortgagors & Guarantors having failed to repay the amount, notice is hereby given to Borrowers/Mortgagors, Co-Borrowers/Mortgagors & Guarantors and the public in general that the undersigned has taken constructive 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 10th day of August, 2026. Borrowers/Mortgagors, Co-Borrowers/Mortgagors & Guarantors 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 Cosmos Co-Op. Bank Ltd. for an amount mentioned hereunder with interest, cost and incidental charges thereon. Borrowers/Mortgagors, Co-Borrowers/Mortgagors & Guarantors 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.		
Sr. No.	Name of the Borrowers, Co-borrower Mortgagors & Guarantors	Description of Immovable Properties
1	<u>Borrower/Mortgagor:</u> Mr. Rajkumar Yashwant Patil <u>Co-Borrower/Mortgagor -</u> Mrs. Kasturi Rajkumar Patil <u>Guarantors:</u> a) Mr. Ramakant Satyanarayan Sharma b) Mr. Popat Chandrakant Gadade <u>Demand Notice Date:</u> 04/05/2026 of ₹ 24,50,865.24 plus further Interest from 01/05/2026	All that piece and parcel of land adm. 72.83 sq. mtrs. (735.74 sq. ft.) on east side of said plot being ½ share in Plot no. 36 adm. Approx. 1567.50 sq. ft. out of Revenue Survey No. 301/1/2/3/2, 312/2B/6B/4 of village Karanje, District Satara alongwith total construction adm. 1567.50 sq.ft. i.e. 145.67 sq. mtrs. and also the construction of first floor on remaining portion of plot no. 36 and said mortgaged property is bounded as follows :- On or towards Eastern Side : Laxmi Commercial Complex, South Side : Plot no. 37 of Mr. B. A. Mhaske, Western Side : Internal 30 ft Road, North Side : Plot no. 35 of Mr. Changan. Alongwith right of ways, easements.
2	<u>Borrower/Mortgagor:</u> Mrs. Kasturi Rajkumar Patil <u>Guarantors -</u> a) Mr. Popat Chandrakant Gadade b) Mr. Ramakant Satyanarayan Sharma <u>Demand Notice Date:</u> 04/05/2026 of ₹ 7,65,558.41 plus further Interest from 01/05/2026	All that piece and parcel of land adm. 72.83 sq. mtrs. alongwith construction of 3 rooms standing thereon adm. Approx. 367.87 sq. ft. (34.18 sq. mtrs.) being ½ share in Plot no. 36 adm. Approx. 1567.50 sq. ft. out of Revenue Survey No. 301/1/2/3/2, 312/2B/6B/4 of village Karanje District Satara and total construction adm. 735.74 sq. ft. on east side of said plot and said mortgaged property is bounded as follows :- On or towards :- Eastern Side : Laxmi Commercial Complex, South Side : ½ portion of Mortgagor in Plot no. 36, Western Side : Internal 30 ft Road, North Side : Plot No.35. Alongwith right of ways, easements.
Sd/- Authorised Officer, Under SARFAESI Act, 2002 For Cosmos Co-Op. Bank Ltd.		
Date : 10.08.2026 Place : Karanje, Satara		

This notice will also be pasted on the outer door of the borrower last known address and at the mortgaged property.

Date : 12.08.2026	For GIC Housing Finance Ltd.
Place : Chinchwad / Hadapsar / Pune	Sd/-
	Authorised Officer

