East	West	North	South
As Per CIDCO Record			

Date: 21.02.2026
Place: Nashik

Sd/- (C.S. Pawar)
Chief Manager/Authorized Officer
UNION BANK OF INDIA

Shree Warana Sahakari Bank Ltd.

(A State cooperative Bank)
Head Office :At Warananagar,Tal Panhala,
Dist. Kolhapur 416113 Tel (02328) 244286/87
Branch Office : Sr No.78, Plot No.156, Dattai Gala No.1, 2&3,
Left Bhusari colony, Kothrud, Pune Tel: (020)25283152/53

Possession Notice

Whereas, the undersigned being the Authorized Officer of Shree Warana Sahakari bank Ltd under the Securitization 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 9 of the Security Interest (Enforcement) Rules, 2002 issued demand notice dated 02/12/2025 calling upon 1) M/S. Nipun Greengrocers Private Limited (Borrower), R/o Gat No.779/A, 779/B, Khed Shivapur, Flat No. B, Wing 4, Haveli, City Light, Pune, 2) Mr.Vitthal Govind Kulkarni (Director/Guarantor), R/o. Gajanan Geet Appt., Flat No.102, Near Bagul Garden, Shivdarshan, Parvati, Pune, 3) Mr. Kashinath Ramchandra Kulkarni (Director/Guarantor), R/o. A-3, Flat no.04, Solase Park, B.T.Kavade Road, Ghorpadi, Mundhawa, Pune, 4) Mr. Dinesh Bhanudas Lavale (Director/Guarantor), R/o. Wangi No.03, Tal-Karmala, Dist- Solapur, 5) Mrs. Rahi Vitthal Kulkarni (Guarantor), R/o. Gajanan Geet Appt., Flat No.102, Near Bagul Garden, Shivdarshan, Parvati, Pune, 6) Mr. Shardul Suresh Charegaonkar (Guarantor), R/o. Lot No.13, Parshwanath Nagar, Karad, Dist- Satara, 7) Mr.Shekhar Suresh Charegaonkar (Guarantor), R/o. Plot No.13, Parshwanath Nagar, Karad, Dist- Satara, 8) Mrs. Ratnamala Laxman Godase (Guarantor), R/o. Gat No.166, Takali, Tal Karmala, Dist – Solapur, 9) M/S. Swamitirth Promotors & Developers Pvt.Ltd., C/O Vaibhav Vilas Kulkarni, (Guarantor), R/o. Flat No.101, Swamikrupa, Sr.No.1, Hissa No.7 B, Pune) to repay the amount mentioned in the said demand notice dated 02/12/2025 being **Rs. 31252634.02 (Rs. Three Crore Twelve Lakh Fifty Two Thousand Six Hundred Thirty Four & Paise Two Only)** due as on **29/11/2025** with further interest at the contractual rate of interest, cost, expenses etc; thereon within 60 days from the date of the said demand notice.

The borrower and others having failed to repay the amount .Notice is hereby given to the borrower and others in particular and to the public in general that the undersigned has taken Physical possession of the property mentioned herein below in exercise of powers conferred on him under section 13(4) of the said act read with Rule 9 of the said Rules on **24/02/2026.**

The borrower and others 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 Shree Warana Sahakari bank Ltd for an amount of being Rs.31252634.02 **(Rs. Three Crore Twelve Lakh Fifty Two Thousand Six Hundred Thirty Four & Paise Two Only)** due as on **29/11/2025** and further interest at the contractual rate, cost and expenses etc thereon.

Description of Property

1) Flat No.501, adm.about 1314.80 Sq.Ft. & Flat No.502, adm.about 1171.09 Sq.Ft. both located on fifth floor in the building known as Shivranjani A Co-operative Housing Society ltd, constructed on the land bearing Plot No.29, Final plot no.B out of S.No.25, Hissa No.5, Corresponding CTS No.660, Mouje Kothrud, Tal Haveli, Dist Pune within the limits of Pune Municipal Corporation owned by Mr. Shekhar Suresh Charegaonkar & Mr. Shardul Suresh Charegaonkar

(Property No.1 also mortgaged for loan limit for Rs 300.00 lacs sanctioned to M/S. Swamitirth Promotors & Developers Pvt.Ltd. Kothrud Branch)

Date : 24/02/2026
Place : Pune

Authorised Officer
Shree Warana Sahakari bank Ltd