



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. Swamithirth Promotors & Developers Pvt. Ltd. C/O Vaibhav Vilas Kulkarni, (Borrower), R/o Flat No. 101, Swamikrupa, Sr.No.1, Hissa No.7 B, Pune 2) Mr. Vaibhav Vilas Kulkarni (Director/Guarantor), R/o. Retare Khurd, Tal Karad, Dist Satara, 3) Mr. Kashinath Ramchandra Kulkarni (Director/Guarantor), R/o. A-3, Flat No. 04, Solase Park, B.T. Kavade Road, Ghorpadi, Pune, 4) Mr. Bibhishan Mahadeo Sonavane C/O Mahadeo Govind Sonawane (Director/Guarantor), R/o. Wangi, Karmala, Solapur 5) Mr. Shekhar Suresh Charegaonkar (Guarantor), R/o. Plot No.13, Mauli, Parshwanath Nagar, Karad, Dist-Satara 6) Mr. Shardul Suresh Charegaonkar (Guarantor), R/o. Plot No.13, Parshwanath Nagar, Karad, Dist - Satara 7) Mrs. Rahi Vitthal Kulkarni (Guarantor), R/o. Gajanan Geet Appt., Flat No.102, Near Bagul Garden, Shivdarshan, Parvati, Pune, 8) Mrs. Ratnamala Laxman Godase (Guarantor), R/o. Gat No.166, Takali, Tal Karmala, Dist. - Solapur, to make a payment of amount mentioned in the said notice dtd 02/12/2025 being the sum of **Rs. 28390535.58 (Rs. Two Crore Eighty Three Lakh Ninety Thousand Five Hundred Thirty Five & Paise Fifty Eight 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. 28390535.58 (Rs. Two Crore Eighty Three Lakh Ninety Thousand Five Hundred Thirty Five & Paise Fifty Eight Only)** due as on 29/11/2025 and further interest at the contractual rate, cost and expenses etc thereon.

Description of Property

1) All piece and parcel of flat property bearing Flat No.401 adm. about 1520.19 sq.ft.(carpet area) along with parking area in redevelopment project known as Adwait Co.Op.Housing Society situated on the land bearing plot no.13,S.No.46/5,C.T.S. No.361/11,at Mouje Erandwane,Pune.

2) All piece and parcel of flat property bearing Flat No.501 adm. about 1520.19 sq.ft.(carpet area) along with parking area in redevelopment project known as Adwait Co.Op.Housing Society situated on the land bearing plot no.13,S.No.46/5,C.T.S. No.361/11,at Mouje Erandwane,Pune.

Date : 24/02/2026
Place : Pune

Authorised Officer
Shree Warana Sahakari bank Ltd

