

REPCO HOME FINANCE LIMITED
CORPORATE OFFICE: Alexander Square, No. 2 (Old No. 34 & 35),
 3rd Floor, Sardar Patel Road, Gundy, Chennai - 600 032 Ph: (044)-4210 6650

NOTICE TO THE BORROWERS / GUARANTORS

Notice U/s 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

SI.No.1: [Branch: Borivali] Borrower: Mr.Subhaschandra R.Jha, S/o.Ratandeo K.Jha, A-601, Yama Building, Sanghvi Nagar, Hatkesh Mira RD East, Thane-401107. Also at: M/s.Green Universe Techno Powers, Shop No.25, Santi Shopping Centre, Opp. Mila Rd. Station, Thane-401 107. Co-Borrower: Mrs.Kadambari S.Jha, W/o.Subhaschandra R.Jha, A-601, Yama Building, Sanghvi Nagar, Hatkesh Mira RD East, Thane-401 107. Demand Notice Date: 06.01.2026; NPA Date: 29.11.2025; Loan A/c.No. 2491820000178 dated 11.02.2021 for ₹ 14,87,548/- was sanctioned under the scheme of Prosperity. Amount Outstanding: ₹ 12,33,695/- with further interest from 05.01.2026 onwards and other costs there on.

DESCRIPTION OF PROPERTY: All that piece and parcel of property situated in **Flat No.A 601**, Situated on the **Sixth Floor**, area measuring about **500 Sq.Ft.(Super Built up area)**, in the Building Known as "**SANGHVI NAGAR VAMA "A-B" C.H.S.LTD.**", Constructed on the **Plot of Land** bearing Survey No.174, Hissa No.4, measuring about **11,862 sq.mtrs.** Lying, Being and Situated at **Village Mira, Taluka and District Thane**, within the limits of Mira BhayanderMunicipal Corporation. Boundaries of the Said land are as follows: North: Building, South: B-Wing, East: Building, West: Road.

SI.No.2: [Branch: Pune] Borrower: Mr. Varun Prakash Srivastava, S/o. Mr. Om Srivastava, A-103, Yojraj Complex, Kalepadal Road, Sasanenagar, Pune-411 028, Also at: Aroki Fabricon Pvt.Ltd., 1378/139, Akshaya Complex, Dhole Patil Road, Pune-411 001, Also at: Mrs.Shillpi Varun, W/o. Mr.Srivastava, A-103, Yojraj Complex, Kalepadal Road, Sasanenagar, Hatkaps, Pune-411 028, Also at: Sai Sparsha Apartment, Phursungi, Panaveli, Pune-411 308, Co-Borrower: Mrs.Shilpi Varun, 412 308, Also at: Flat No.305, 3rd Floor, Sai Sparsha Apartment, Phursungi, Panaveli, Pune-411 308, **Guarantor: Mr. Pravin Chivvelkar**, S/o.Mr.SadasashChivvelkar, Sy.No.27/2B, Sudana Nagar, Munjabawa, Dhansen Road, Pune-411 015, Also at: Aroki Fabricon Pvt.Ltd., 137 & 139, Akshaya Complex, Dhole Patil Road, Pune-411 001; Demand Notice Date: 27.01.2026; NPA Date: 29.11.2024; Loan A/c.No.14719301706 dated 15.12.2015 for ₹ 11,75,000/- was sanctioned under the scheme of Repco Rural- Purchase of House/Flat; Amount Outstanding: ₹ 10,03,359/- with further interest from 08.01.2026 onwards and other costs there on.

DESCRIPTION OF PROPERTY: All that piece and parcel of the Flat bearing No.301 admeasuring about 477 Sq.Fts i.e. 44.33 Sq.Mtrs. Built up situated on the **Third Floor** in the building Known as "**Sai Sparsha Apartment Phase-I**" constructed on land bearing S No.176 Hissa No.2 totally admeasuring about **00 H 68 Ares** including poktharba out of that land measuring about **00 H 05 Ares** situated at **Phursungi Pune** which is within the limits of Grampanchayat of Phursungi, Pune, **Zilla Parishad of Pune and Taluka Panchayat Samiti haveli** and Sub-registration district Pune-taluka-haveli, District-Pune.(hereinafter referred to as the "Said Flat") East: Adj. Staircase & Flat.No.306, South: Adj. marginal open space, West: Adj. Marginal open space & Road Beyond, North: Adj. Flat.No.302.

As a security for the repayment of the said loan to Repco Home Finance Limited, you have executed a Loan Agreement and also created, an equitable mortgage by deposit of title deeds of the property detailed herein above: Since you have defaulted in repayment of the loan, you are liable to pay the additional interest also. The Company issued notice under the Act on above mentioned dates calling upon the above Borrowers / Co-borrowers / Guarantors to repay the above outstanding amount, with further interest and costs thereon. The notice sent to all of you by Regd. Post, with Ack. Due. We regret to note that you have committed defaults in the repayment of loan and committed serious irregularities in the operation of the account. We have Classified your account as Non-Performing Asset you are liable to pay the amount mentioned above. We hereby call upon you, to pay the aforesaid amount due within 60 (SIXTY) days from the date of this notice, failing which the Company shall take over the possession of secured assets mortgaged to us under the power conferred to us under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, wherein the Repco Home Finance Limited, is empowered to take possession of the secured assets including the right to transfer by way of lease assignment of sale, take over the management of the secured assets, appoint any person to manage the secured assets from you and adjust the above sale proceeds towards the debt due from you.

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 any time before the date fixed for sale or transfer of the secured asset.

Date: 06.03.2026 Authorised Officer, Repco Home Finance Ltd

FEDERAL BANK
 YOUR PERFECT BANKING PARTNER

Loan Collection & Recovery Department - Mumbai Division
 The Federal Bank Ltd. Loan Collection & Recovery Department - Mumbai Division, 134, 13th Floor, Joly Maker Chamber II, Nariman Point, Mumbai-400 021
 Phone : 91-8828226729
 E-mail : mumlcrd@federalbank.in, Website : www.federalbank.in
 CIN : L65191KL1931PLC000368

POSSESSION NOTICE

Whereas the undersigned being the authorised officer of the Federal Bank Limited under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002 (hereinafter referred to as Act) and in exercise of powers conferred under section 13(12) of the said Act read with rule 3(1) of the Security Interest (Enforcement) Rules,2002(hereinafter referred to as Rules) issued a demand notice dated 29-08-2019 calling upon the borrowers (1) Ms. Janhavi Shrikant Deshmukh and 2) Mrs. Vidhya Shrikant Deshmukh, both residing at B-602, Hard Rock CHSL, Plot No. 6/10, Sector - 07, Kharghar, Tal. Panvel, Dist. Raigad - 410210 to repay the amount mentioned in the notice being Rs. 1,81,40,363.00 (Rupees One Crore Eighty-One Lakhs Forty Thousand Three Hundred and Sixty-Three Only) together with interest and costs within 60 days from the date of receipt of the said notice.

The borrowers 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 on this **04th day of March of the year 2026**.

The borrower's attention is invited to the provisions of section 13 (8) of the Act, in respect of time available, to redeem the secured assets (security properties).

The borrower in particular and 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 Federal Bank Limited for an amount of Rs.2,09,28,733.89 (Rupees Two Crores Nine Lakhs Twenty Eight Thousand Seven Hundred Thirty Three and Paise Eighty Nine Only), claim amount as on 21/10/2021, as per Original Application filed before Hon'ble Debts Recovery Tribunal - 2, Mumbai, vide OA No.679 of 2024) together with further interest and cost/other charges thereon till the date of payment/realisation.

Description of the Security Property

All that piece and parcel of residential Flat No. A-1104, admeasuring 1110 sq. ft. + Terrace admeasuring 346 sq. ft. carpet area, on 11th Floor, of A Wing, in the building known as Shah Royale, constructed on Plot No. 9 & 12, at Sector No. 2, situated at Village Kharghar, Taluka Panvel, Dist. Raigad, and bounded on the East by Internal Road, on the South by Shah Prima, on the West by Garden NMMC, and on the North by Royal Place.

For, The Federal Bank Ltd.
 Date : 04/03/2026 Mr. Lecin C
 Place : Kharghar, Deputy Vice President - I & Division Head
 Navi Mumbai (Authorised Officer under SARFAESI Act)

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
 Corporate Office : Unit No. 502, C Wing, ONE BKC, Plot No. C - 66, G - Block, Bandra Kurla Complex, Mumbai - 400051. Tel : 022 68643101.
 Registered Office : 14th Floor, EROS Corporate Tower, Nehru Place, New Delhi - 110019.
 E-mail : acre.arc@acreindia.in | Website : www.acreindia.in | CIN : U65993DL2002PLC115769

APPENDIX IV-A
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 Security Interest Act, 2002 read with proviso to Rule 8(6) and Rule 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) and Guarantor(s) that the below described Immovable Property mortgaged to **Assets Care & Reconstruction Enterprise Ltd. [CIN : U65993DL2002PLC115769]** ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on **24.03.2026 from 05.00 P.M. to 06.00 P.M.**, for recovery of Rs. 38,13,488/- (Rupees Thirty Eight Lakh Thirteen Thousand Four Hundred Eighty Eight only), pending towards Loan Account No. Y002XII [Old Loan Account No. HHLVSH00427580], by way of outstanding principal, arrears (including accrued late charges) and interest till **23.02.2026** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w. e. f. **24.02.2026** along with legal expenses and other charges due to the Secured Creditor from **YOGESH ASHOKRAO INGLE** and **DIPALI YOGESH INGLE**.

The above Loan Account bearing No. HHLVSH00427580, along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/or guarantee(s), including the Immovable Property, had been assigned by Sammaan Capital Limited ("SCL") (formerly known as Indiabulls Housing Finance Ltd.) to Indiabulls Asset Reconstruction Co. Ltd. ("IARCL") vide Assignment Agreement dated **31.12.2019**, which had been renumbered by IARCL and bears new Loan Account No. Y002XII. The said Loan Account had been further assigned by IARCL to and in favour of the Secured Creditor, acting as a **Trustee of ACRE - 102 - Trust**, vide Assignment Agreement dated **26.04.2021** read with Rectification Deed dated **26.08.2021**. Furthermore, the said Loan Account has now been assigned by Assets Care & Reconstruction Enterprise Ltd. acting as a **Trustee of ACRE - 102 - Trust** to and in favour of the Secured Creditor acting as **Trustee of ACRE - 180 - Trust** vide Assignment Agreement dated **23.06.2025**.

The Reserve Price of the Immovable Property will be Rs. 11,82,000/- (Rupees Eleven Lakh Eighty Two Thousand only) and the Earnest Money Deposit ("EMD") will be Rs. 1,18,200/- (Rupees One Lakh Eighteen Thousand Two Hundred only) i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

FLAT No. 304, HAVING CARPET AREA OF 31.75 SQ. MT. (341.76 SQ. FT.) & ADDITIONAL FLOWER BED AREA 49.51 SQ. FT. ON 3RD FLOOR, OF BUILDING NO. 07, NAMED 07 IN "DIAMOND RESIDENCY" BELONGING TO "M/S. VIJAY DEVELOPERS" SITUATED UPON THE LAND ADMEASURING 14,760 SQ. MTR. BEARING REVENUE SURVEY NO'S. 5/11, 5/12, 5/13 (Old Survey No. 2/2 B, 1/13, 2/1, 1/7A - 1 & 1/7 A1, HEREINAFTER 1/7 B3) AND 1/14 LYING BEING AND SITUATED AT VILLAGE - DIKSAL, TALUKA - KARJAT, WITHIN JURISDICTION OF REGISTRAR AND SUB - REGISTRAR OF ALIBAUG AND KARJAT, DISTRICT RAIGAD WITHIN LIMITS OF COLLECTOR OF RAIGAD, RAIGAD - 410201, MAHARASHTRA.

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. www.acreindia.in; Contact No: 0124-6910910, +91 7065451024; E-mail id: auctionhelp@sammaancapital.com. For bidding, log on to www.auctionfocus.in.

Sd/-
 AUTHORIZED OFFICER
 Date : 28.02.2026 ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
 Place : RAIGAD TRUSTEE OF ACRE - 180 - TRUST

"For any grievance you may contact Mr. Mohd Sharif Malik, Grievance Redressal Officer, Phone No. : 011 - 66115609, E-mail : complaint@acreindia.in. The detailed policy on Grievance Redressal Mechanism within the organisation can be accessed at https://www.acreindia.in/compliance".

Encore Asset Reconstruction Company Private Limited (Encore ARC)
 5TH FLOOR, PLOT NO. 137, SECTOR 44, GURUGRAM - 122 002, HARYANA

[Appendix -IV -A] [See Proviso to Rule 8(6) r/w 9(1)]

PUBLIC E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Proviso to Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules, 2002 (Rules).

Notice is hereby given to the public in general and in particular to the Borrower and Guarantor(s) that the below described immovable property mortgaged/charged to the Aditya Birla Capital Finance Limited (ABCL) Bank to secure the outstanding dues in the loan account since assigned to Encore Asset Reconstruction Company Private Limited, acting in its capacity as the trustee of EARC- BANK-032-Trust ("Secured Creditor"), which is under Physical Possession of the Authorized Officer of the Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" basis on **26.03.2026** for recovery of Rs. 4,61,57,571/- (Rupees Four Crore Sixty One Lakhs Fifty Seven Thousand Five Hundred Seventy One Only) as on 31.10.2024 and further interest at contractual rate till recovery and other costs, charges etc. after adjustment of recovery/realization, if any, due to the Secured Creditor from borrower M/s. Oyster Enterprises (Borrower) and (1) Ansari Sirajuddin Jahagir (2) Saba Mohammed Farooque Shaikh (Hereinafter collectively referred as Co-Applicants/Guarantors)

The description of the property, Reserve Price (RP) for the secured asset & the Earnest Money Deposit (EMD) is as under:

Description of Property	RP (In Rs.)	EMD (In Rs.)	Date of E-Auction	Last date and time for submission of Bid
All the right title and interest in the respect residential flat premises of flat no. 501, 5th floor, building known as FORTUNE GRAND, opp Y.M.C.A Swimming pool, next to Municipal High School, Cyrus Avenue Road, Agripada, Mumbai Central, Mumbai-400008. The admeasuring area about 108.54 sq. mtrs build up bearing C. S No. 1873 of Byculla Division. The said property is within the jurisdiction of E ward office Municipal Corporation of Greater Mumbai.	3,32,00,000/-	33,20,000/-	26.03.2026 Time - 12.00 PM to 01.00 PM	25.03.2026 Till 6.00 PM

In case the e-auction date is declared public holiday then the date will be automatically extended to very next working day.

For detailed terms & conditions please refer to the link provided in the secured creditor's website i.e., <http://www.encorearc.com/>
 For any clarification/information, interested parties may contact the Authorized Officer of the Secured Creditor on mobile no. 9218016248 or email at dharmendra.maurya@encorearc.com

Sd/- (Virendra Ghanwat)
 Authorized Officer
 Date: 05.03.2026
 Place: Mumbai
 Encore Asset Reconstruction Company Pvt. Ltd.

बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
 A GOVT. OF INDIA UNDERTAKING
 एक परिवार एक बैंक

Mumbai South Zonal Office, Legal Department, 2nd Floor, Janamangal, 45/47, Mumbai Samachar Marg, Fort, Mumbai - 400001. Tel : 022-22675899 E-mail : legal_mcr@mahabank.co.in

ASSET RECOVERY BRANCH:-Janmangal, 4th Floor, 45/47, Mumbai Samachar Marg, Fort, Mumbai- 400023 , Tel.: 022-22630884 /Email : bom1450@mahabank.co.in / bmrgr1450@mahabank.co.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 properties mortgaged/ charged to the Bank of Maharashtra, the Physical / Symbolic possession of which have been taken by the Authorized Officer of Bank of Maharashtra, will be sold on **As is where is, As is What is and Whatever there is basis in e-auction as on 25.03.2026 between 11.00 a.m. to 3.00 p.m.** for recovery of the amount due to the Bank of Maharashtra from the Borrowers and Guarantors, as mentioned in the table. Details of Borrowers & Guarantors, amount due, Short Description of the immovable property/ies, encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as:

Sl	Name Of Borrower	Name Of Guarantor	Amount Due In Actual	Amount Due in Lakhs as per 13(2) Notice under SARFAESI	Possession Type	Reserve Price Lakhs	Emd Lakhs	Increment Lakhs																																																																																																				
1	M/s C Space Enterprises Pvt Ltd, thru Its Auth Signatories	Mr Mukesh Krishnakumar Sharma, Mr Jagdish Jaisa Ram	Rs 308.92 Lakh as per Demand Notice plus unapplied Interest, legal and other expenses/ charges incurred till date of realization	Row House No 04 on Ground + 3 Floors project Known as Shreeji Villas, on Plot no 41 & 42, of NA property at village Talegaon Budruk, Tal Igatpuri Dist Nashik 422403. Area - 152.824 sq mt carpet	Symbolic (Order Received)	62.500	6.250	0.500																																																																																																				
2	Ms. Hemlata R Giri Mr. Rumspringa V Giri	NA	Rs 81.74 Lakh as per Demand Notice plus unapplied Interest, legal & other expenses/ charges incurred till dateof realization	Flat No 302, Wing -A, 3rd Floor, Sai Residency, City Survey No 329 to 334, Village Diva, Tal Airoli, Dist Thane Navi Mumbai-400708. Area: 920 Sq. Ft. Built up	Physical	71.000	7.100	0.500																																																																																																				
3	M/s I Mata Super Market Prop-Karan Singh	NA	Rs 66.54 Lakh as per Demand Notice plus unapplied Interest, legal and other expenses/ charges incurred till date of realization	Shop no 38 Basement Floor Sunshine Commercial Complex Coop Hsg Soc Ltd , Land Bearing survey no 362(old), 140 (new) Hissa no 2 Village Achole Nalasopara East Tal Vasai Dist Palghar., Area191 sq ft carpet	Physical	22.600	2.260	0.200																																																																																																				
4	Mr Swapnil R Pawar., Mrs Sitabai R Pawar	NA	Rs 51.72 Lakh as per Demand Notice plus unapplied Interest, legal and other expenses/ charges incurred till dateof realization	Flat no 807 8 th floor H Wing Shiv Savli Complex, Kumbharkhan Pada, Near Khandoba Temple, Shivaji Nagar, Dombivai West Kalyan Thane 421202, Area 845 sq ft built up	Symbolic (Order Received)	42.800	4.280	0.200																																																																																																				
5	M/s Universal Garments	Mr. Mohammad Bilal Jatu	Rs 54.89 Lakh as per Demand Notice dated 09.09.2021 plus unapplied Interest, legal & other expenses/charges incurred till date of realization	All that premises being Shop No.11, Basement floor, Sunshine Shopping Centre, Sunshine Commercial Complex CHSL, Building No.3, Opposite Railway Station, old S. No.362, New S.No.140 Village Achole, Off Achole Road, Taluka Vasai, Nallasopara East, Palghar - 401209 Adm 214 Sqft. Carpet area, 257 sqft, Built up area	Physical	28.000	2.800	0.200																																																																																																				
6	Mr. Santosh Shankar Phapale	Mrs. Monika Santosh Phapale (co borrower)	Rs 26.74 Lakh as per Demand Notice dated 11.09.2023 plus unapplied Interest, legal & other expenses/charges incurred till dateof realization	Flat No.703, 7th floor, B Wing, Omkar Heights CHSL, Near Nutan School, S no 183, Hissa no 7, S no 230 Hissa no A & B of Village Manda, Titwala West, Thane- 421605. Area - 380 sq ft carpet	Physical	19.500	1.950	0.200																																																																																																				
7	Mr Rohan Vijay Solanki & Mr Vijay Narshi Solanki	NA	Rs 35.43 Lakh as per Demand Notice dated 16.10.2023 plusunapplied Interest, legal & other expenses/charges incurred till date of realization	Flat No. 306, 3rd Floor, Wing C1, Building No. 02,MIDAS Heights. Survey No. 47 (old Survey No. 151), Hissa No. 1 to 5 & Survey No. 146 (Old Survey No. 148), Hissa No. + & 8 Village-Donare, (Old Village Narangl) Taluka-Vasai, Dist. Palghar, Virar West, Palghar 401303) Area 448.75 Sq.ft (Carpet Area)	Physical	27.000	2.700	0.200																																																																																																				
8	Mr Rajendra Punaarvasi Bari & Mrs. Jyoti Rajendra Bari	NA	Rs 82.16 Lakh as per Demand Notice dated 22.11.2022 plus unapplied Interest, legal & other expenses/charges incurred till dateof realization	Flat No 1002, 10th floor, Building No 1, A Wing Nakshtra Tower CHSL, Padma Nagar Road, Chikwadi, Kandivai West Mumbai-400061 Area 471 Sq ft Built up	Physical	80.000	8.000	0.500																																																																																																				
9	Mr. Bansilal D Khopkar	NA	Rs.32.08 Lakh as per Demand Notice dated 04.10.2021 plus unapplied Interest, legal & other expenses/charges incurred till date of realization	Flat no 307 3rd Floor, Everest Heights Apt Jalgaon, Dapoli Ratnagiri 417212. Area 426 sq ft carpet	Physical	10.800	1.080	0.200																																																																																																				
10				Flat no 308 3rd Floor, Everest Heights Apt Jalgaon, Dapoli Ratnagiri 417212. Area 565 sq ft carpet	Physical	14.400	1.440	0.200																																																																																																				
11	Mr. Suresh Rajaram Kumbhar	NA	Rs 29.09 Lakh as per Demand Notice dated 01.08.2019 plusunapplied Interest, legal & other expenses/charges incurred till date of realization	Flat no 005 Ground Floor, Everest Heights Apt Jalgaon, Dapoli Ratnagiri-417212. Area 431 sq ft carpet	Physical	11.300	1.130	0.200																																																																																																				
12				Flat no 006 Ground Floor, Everest Heights Apt Jalgaon, Dapoli Ratnagiri 417212. Area 435 sq ft carpet	Physical	11.300	1.130	0.200																																																																																																				
13	Marbella Corp. Prop Mrs. Kamala Gyanshankar Shukla	Mrs. Kamala Gyanshankar Shukla & Mr Gyanshankar Kamleshankar Shukla	Rs 411.39 Lakh as per Demand Notice dated 27.08.2024 plusunapplied Interest, legal & other expenses/chargesincurred till date of realization	Land At Sy No 267, Village Alate, Tal Hatkanangle, Dist Kolhapur-416109. Area 53206 sq ft	Physical	272.000	27.200	1.000																																																																																																				
14	Mr. Vivek Vinod Chaubey & Mrs. Asha Vinod Chaubey	NA	Rs 24.32 Lakh as per Demand Notice dated 29.08.2022 plusunapplied Interest, legal & other expenses/charges incurred till date of realization	Flat No.306, 3rd floor, A-wing, Building No.-4, Type A & B, Anand Excellency, on S. No.73, Hissa No.3/2,2/1/2,2/1/1, 3/1/P, 5.2/1/1/3, 3/1/P, S.No.72.Hissa No.1 of village Tembode, Prithvi Srishti, Tembhode Road, Palghar-401404, admeasuring 366.19 sqft carpet area, 439.43 sq ft built up.	Physical	17.700	1.770	0.200																																																																																																				
15	M/s. Ekdant Food & Beverages, Prop. Ms. Pradnya Shantanu Bandivadekar	Mr. Shantanu Bandivadekar & Mr. Kishor Narayan Sutar	Rs 268.57 Lakh as per Demand Notice dated 30.08.2022 plusunapplied Interest, legal & other expenses/charges incurred till date of realization	Plant & Machinery Located at Industrial property bearing survey no 7, Hissa no 1, Post Gadmath, Tal Vaibhavwadi Dist Sindhudurg 416810., Details of Machinery as per Annexure: <table border="1"> <thead> <tr> <th>Sr. No</th> <th>Description of Machinery</th> <th>Year of Installation</th> <th>Quantity</th> </tr> </thead> <tbody> <tr><td>1)</td><td>German Make fully Automatic forging machine with 7 HP Motor, Capacity - 7 mm to 12 mm</td><td>2009</td><td>1</td></tr> <tr><td>2)</td><td>Forging Machine, Make - Indian</td><td>2010</td><td>1</td></tr> <tr><td>3)</td><td>Flashing Machine with 805 Plate and Conveyor, Make - China</td><td>2009</td><td>1</td></tr> <tr><td>4)</td><td>Hydraulic Hard Grinding Machine with 36" shone and Conveyor with 20 HP motor</td><td>2008</td><td>1</td></tr> <tr><td>5)</td><td>Lapping machine with 805 Plate water / oil, Make - German</td><td>2008</td><td>4</td></tr> <tr><td>6)</td><td>Lathe Machine</td><td>2008</td><td>1</td></tr> <tr><td>7)</td><td>Barrels</td><td>2010</td><td>2</td></tr> <tr><td>8)</td><td>Furnace with oil tank, Capacity - 100 Kg</td><td>2010</td><td>1</td></tr> <tr><td>9)</td><td>Grinding Plate,</td><td>2012</td><td>2</td></tr> <tr><td>10)</td><td>Flashing Plates</td><td>2012</td><td>2</td></tr> <tr><td>11)</td><td>Cold Forging machine with 15 HP motor, Make - Shastha Engineering Works, Capacity - 11 mm to 20 mm</td><td>2010</td><td>1</td></tr> <tr><td>12)</td><td>Cold Forging machine with 7 HP motor, Make - Shastha Engineering Works, Capacity - 6 mm to 11 mm</td><td>2010</td><td>1</td></tr> <tr><td>13)</td><td>Cold Forging machine with 3 HP motor, Make - Shastha Engineering Works, Capacity - 3 mm to 8 mm</td><td></td><td></td></tr> <tr><td>14)</td><td>Automatic Flashing Machine driven by 40 HP motor along with automatic hydraulic system with coolant pump, tank, panel board, DC panel, etc, Make-Shastha Engineering Works</td><td>2010</td><td>2</td></tr> <tr><td>15)</td><td>Lapping Machine (Barrel type), Make - German</td><td>2008</td><td>1</td></tr> <tr><td>16)</td><td>Lapping Machine, Make - German</td><td>2008</td><td>2</td></tr> <tr><td>17)</td><td>Grinding Machine with 30 HP motor, DC Panels, Coolant system, etc</td><td>2007</td><td>1</td></tr> <tr><td>18)</td><td>Rotary type Furnace, Capacity -1200 deg C</td><td>2010</td><td>1</td></tr> <tr><td>19)</td><td>Tempering Furnace, Make - Uni-temp, Capacity - 300 deg C</td><td>2010</td><td>1</td></tr> <tr><td>20)</td><td>Lathe Machine, Make - Rajkot, Size - 12"</td><td>2010</td><td>1</td></tr> <tr><td>21)</td><td>Lathe Machine, Make - Rajkot, Size - 3"</td><td>2011</td><td>2</td></tr> <tr><td>22)</td><td>Pillar Drilling</td><td>2010</td><td>1</td></tr> <tr><td>23)</td><td>Electrical Panel with 18 Feeders, Make - Sai Electricals</td><td>2011</td><td>1</td></tr> <tr><td>24)</td><td>Grinding Machine</td><td>2011</td><td>2</td></tr> </tbody> </table>	Sr. No	Description of Machinery	Year of Installation	Quantity	1)	German Make fully Automatic forging machine with 7 HP Motor, Capacity - 7 mm to 12 mm	2009	1	2)	Forging Machine, Make - Indian	2010	1	3)	Flashing Machine with 805 Plate and Conveyor, Make - China	2009	1	4)	Hydraulic Hard Grinding Machine with 36" shone and Conveyor with 20 HP motor	2008	1	5)	Lapping machine with 805 Plate water / oil, Make - German	2008	4	6)	Lathe Machine	2008	1	7)	Barrels	2010	2	8)	Furnace with oil tank, Capacity - 100 Kg	2010	1	9)	Grinding Plate,	2012	2	10)	Flashing Plates	2012	2	11)	Cold Forging machine with 15 HP motor, Make - Shastha Engineering Works, Capacity - 11 mm to 20 mm	2010	1	12)	Cold Forging machine with 7 HP motor, Make - Shastha Engineering Works, Capacity - 6 mm to 11 mm	2010	1	13)	Cold Forging machine with 3 HP motor, Make - Shastha Engineering Works, Capacity - 3 mm to 8 mm			14)	Automatic Flashing Machine driven by 40 HP motor along with automatic hydraulic system with coolant pump, tank, panel board, DC panel, etc, Make-Shastha Engineering Works	2010	2	15)	Lapping Machine (Barrel type), Make - German	2008	1	16)	Lapping Machine, Make - German	2008	2	17)	Grinding Machine with 30 HP motor, DC Panels, Coolant system, etc	2007	1	18)	Rotary type Furnace, Capacity -1200 deg C	2010	1	19)	Tempering Furnace, Make - Uni-temp, Capacity - 300 deg C	2010	1	20)	Lathe Machine, Make - Rajkot, Size - 12"	2010	1	21)	Lathe Machine, Make - Rajkot, Size - 3"	2011	2	22)	Pillar Drilling	2010	1	23)	Electrical Panel with 18 Feeders, Make - Sai Electricals	2011	1	24)	Grinding Machine	2011	2	Symbolic	143.000	14.300	0.500
Sr. No	Description of Machinery	Year of Installation	Quantity																																																																																																									
1)	German Make fully Automatic forging machine with 7 HP Motor, Capacity - 7 mm to 12 mm	2009	1																																																																																																									
2)	Forging Machine, Make - Indian	2010	1																																																																																																									
3)	Flashing Machine with 805 Plate and Conveyor, Make - China	2009	1																																																																																																									
4)	Hydraulic Hard Grinding Machine with 36" shone and Conveyor with 20 HP motor	2008	1																																																																																																									
5)	Lapping machine with 805 Plate water / oil, Make - German	2008	4																																																																																																									
6)	Lathe Machine	2008	1																																																																																																									
7)	Barrels	2010	2																																																																																																									
8)	Furnace with oil tank, Capacity - 100 Kg	2010	1																																																																																																									
9)	Grinding Plate,	2012	2																																																																																																									
10)	Flashing Plates	2012	2																																																																																																									
11)	Cold Forging machine with 15 HP motor, Make - Shastha Engineering Works, Capacity - 11 mm to 20 mm	2010	1																																																																																																									
12)	Cold Forging machine with 7 HP motor, Make - Shastha Engineering Works, Capacity - 6 mm to 11 mm	2010	1																																																																																																									
13)	Cold Forging machine with 3 HP motor, Make - Shastha Engineering Works, Capacity - 3 mm to 8 mm																																																																																																											
14)	Automatic Flashing Machine driven by 40 HP motor along with automatic hydraulic system with coolant pump, tank, panel board, DC panel, etc, Make-Shastha Engineering Works	2010	2																																																																																																									
15)	Lapping Machine (Barrel type), Make - German	2008	1																																																																																																									
16)	Lapping Machine, Make - German	2008	2																																																																																																									
17)	Grinding Machine with 30 HP motor, DC Panels, Coolant system, etc	2007	1																																																																																																									
18)	Rotary type Furnace, Capacity -1200 deg C	2010	1																																																																																																									
19)	Tempering Furnace, Make - Uni-temp, Capacity - 300 deg C	2010	1																																																																																																									
20)	Lathe Machine, Make - Rajkot, Size - 12"	2010	1																																																																																																									
21)	Lathe Machine, Make - Rajkot, Size - 3"	2011	2																																																																																																									
22)	Pillar Drilling	2010	1																																																																																																									
23)	Electrical Panel with 18 Feeders, Make - Sai Electricals	2011	1																																																																																																									
24)	Grinding Machine	2011	2																																																																																																									
16				Landed property with construction thereon situated at Survey no 7/1 A, A/P Gadmath , Gaothwadi, Vaibhavwadi, Tal-Vaibhavwadi , Dist Sindhudurg Maharashtra 416810. Area- 13460.00 sq mt	Symbolic	111.000	11.100	0.500																																																																																																				
17	M/s P Saiji Textiles Ltd	1. Vipul Vidur Bhatt 2. Vasudev P Raval. 3. Kashyap J Pandya. 4. Sanjay Limbad 5. Vidurkumar Mohanlal Bhatt. & 6. Sudhirkumar Mohanlal Bhatt.	Rs 216.46 Lakh as per Demand Notice dated 24.10.2016 plus unapplied Interest, legal & other expenses/charges incurred till date of realization	NA land situated at S.No. 492/P/2, admeasuring 16195.50 Sqm, Paiki 2, Post & Taluka Lunawada, Vashiadarwaja, Dist. Panchmahal, Gujarat-389230 Area 16,195.50 sq mlr	Physical	413.000	41.300	1.000																																																																																																				

Additional Details of Auction
 Auction website - <https://baanknet.com/>
 Inspection of the property Please contact (Mr. Sanjeev Verma) AGM, ARB - 8657472946, (Mr. Vishal Yadav) Sr. Manager, ARB-99677 38016, Last Date of Submission of EMD/ letter of participation / KYC Documents by - **24.03.2026 Upto 5.00 Pm** or as per baanknet Rules,
 For detailed terms and conditions of the sale, please refer to the link <https://bankofmaharashtra.in/asset-for-sales-search> provided in the Bank's website and also on <https://baanknet.com> (erstwhile E-bikray) portal.
 Date & Time of e-auction: 25.03.2026 between 11.00 a.m. to 3:00 p.m. with auto extension for 5 minutes in case bid is placed within last 5 minutes
 Date:-06.03.2026
 Place:- Mumbai

Sd/-
 Authorised Officer, Bank Of Maharashtra

Piramal Finance
 (Formerly Piramal Capital and Housing Finance Ltd)
 (herein after referred to as PFL/ Secured Creditor) CIN: L65910MH1984PLC032639
 Registered Office: Unit No.-601, 6th Floor, Piramal Amli Building, Piramal Agastya Corporate Park, Kamani Junction, Opp. Fire Station, LBS Marg, Kurla (West), Mumbai-400070
 T +91 22 3802 4000.
 Branch Office: 4th Floor unit No. 4A-O3 to O8, Lake City Mall, Sector No. 05, Village Majivade, Kapurbavdi Junction, Thane (West). Pin code- 400607.

POSSESSION NOTICE
For Immovable Property as per Rule 8-(1) of the Security Interest (Enforcement) Rules, 2002 and Appendix-IV

Whereas, the undersigned being the Authorized Officer of PIRAMAL FINANCE LIMITED, (Formerly Piramal Capital and Housing Finance Ltd) (herein after referred to as PFL/ Secured Creditor) 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, Demand Notice(s) issued by the Authorised 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 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 Piramal Finance Ltd. (Formerly Piramal Capital & Housing Finance Ltd) (herein after referred to as PFL/ Secured Creditor) for an amount as mentioned herein under with interest thereon.

Sr. No.	Name of the Borrower(s)/ Guarantor(s)	Description of Secured Asset (Immovable Property)	Demand Notice Date and Amount	Date of Possession
1.	(Loan Code No. 18400000048)/ Thane Branch Branch), Murlidhar Baburao Patil (Borrower)	All The Part & Parcel of Property- Flat No.404, 4th Floor, Wing B, BLDG No.94, Darpan, Karm Residency, Sec-4, Dhasai, Shahapur Kinhavali Road, Shahapur, Thane, Maharashtra-421601	25/06/2025 for Rs. 31,62,932/- Thirty One Lakh Sixty Two Thousand Nine Hundred Thirty Two And Paise Zero Only.	02/03/2026
2.	(Loan Code No. 04500007799)/ Thane - Naupada Branch), Santosh Waghmare (Borrower) Shrut S Waghmare (Co-Borrower 1)	All The Part & Parcel of Property- Flat No. 604, 6th Floor, C Wing, Shrutika Complex, Kharvai, Badlapur, Taluka Ambemath, District Thane-421503, And Flat No. 501, 5th Floor		