



Branch Office: ICICI Bank Ltd Office Number 201-B, 2nd Floor, Road No. 1 Plot No-B3, WIFIT Park, Wagle Industrial Estate, Thane (West)- 400604

The Authorised ICICI Bank Officer under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice.

Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken symbolic possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

Sr. No.	Name of the Borrower(s)/ Loan Account Number	Description of Property/ Date of Symbolic Possession	Date of Demand Notice/ Amount in Demand Notice (Rs)	Name of Branch
1.	Jafar Yunus Kureshi & Sana Jafar Kureshi- LBPHA00006299092 & LBPHA00006367915	C.T.S No 628 Mangalwar Peth Kureshi Nagar, Near Kureshinagar Masjid, Taluka Phaltan, Satara- 415523/ May 14, 2026	December 17, 2025 Rs.18,29,020/-	Phaltan

The above-mentioned borrowers(s)/guarantors(s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold after 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date: May 19, 2026
Place: Satara

Sincerely Authorised Officer
For ICICI Bank Ltd.

PUBLIC NOTICE

Notice is hereby given that 05 shares of SHEETAL "F" BUILDING CO-OPERATIVE HOUSING SOCIETY LIMITED, having Regn No: BOM(WFN)/HSG/(TC)438 Address: Narayan Nagar V N Purav Marg Chunnabhatti (E) Mumbai 400022 registered under MCS Act 1960, bearing Share Certificate No. 28 with Distinctive Nos. 136 to 140 (total 05 shares of Rs.50/- each), standing in the names of Mr. A. R. Michael and Mrs. Annil Anbarasi, have been lost/ misplaced. The undersigned claimants, Mr. A. R. Michael and Mrs. Annil Anbarasi, have applied to the Society for issuance of a duplicate share certificate in respect thereof. Any person having any claim, objection, or interest in respect of the aforesaid shares should lodge such claim/objection with the Society in writing within 15 days from the date of publication of this notice, failing which the Society shall proceed to issue a duplicate share certificate without any further reference.

Sd/-
Secretary / Chairman
SHEETAL "F" BUILDING CO-OPERATIVE HOUSING SOCIETY LIMITED

Public Notice For E-Auction Cum Sale

Sale of Immovable property mortgaged to IFL Home Finance Limited (IFL HFL) Corporate Office at Plot No.98, Udyog Vihar, Phase-IV, Gurgaon-122015 (Haryana) and Branch Office at:- IFL House Sun Intotech Park Road No. 16V Plot No.8-23 , Thane Industrial Area Wagle Estate Thane 400604 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of IFL-HFL had taken the possession of the following properties pursuant to the notice issued (U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS AND WITHOUT RECOURSE BASIS" for realization of IFL-HFL's dues, The Sale will be done by the undersigned through e-auction platform provided at the website: www.iflhome.com

Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Physical Possession	Reserve Price
Mrs. Lalita Narayan Chavan Mrs. Indubai Narayan Chavan Mrs. Varsha Sunil Waghmare (Prospect No- 940893, 758262)	10/05/2024 Rs.3808613/- (Rupees Thirty Eight Lakh Eight Thousand Six Hundred and Thirteen Only) Bid Increase Amount Rs.40000/- (Rupees Forty Thousand Only)	All that part and parcel of the property bearing Flat No-234, 2nd Floor, Flat No- 32, L.K.Arcade Plot, Sec-2, Krangade, Panvel, Raigad, Navi Mumbai, Maharashtra, India, 410206 Area Admeasuring (In Sq. Ft.) Property Type: Carpet Area, Super Built Up, Ar es Property Area: 289.00, 498.00	27/04/2026 Total Outstanding as On Date 12/05/2026 Rs.4013294.08/- (Rupees Forty Lakh Thirteen Thousand Two Hundred Ninety Four and Eight Paise Only)	Rs.4014000/- (Rupees Forty Lakh Fourteen Thousand Only) Earnest Money Deposit (EMD) Rs.401400/- (Rupees Four Lakh One Thousand Four Hundred Only)
Date of Inspection of property 17-June-2026 1100 hrs -1400 hrs		EMD Last Date 19-June-2026 till 5 pm.	Date/ Time of E-Auction 22-June-2026 1100 hrs -1300 hrs.	

EMD payments are to be made vide online mode only. To make payments you have to visit <https://www.iflhome.com> and pay through link available for the property/ Secured Asset only. Note: Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy vide public auction.

For Balance Payment - Login <https://www.iflhome.com> > My Bid > Pay Balance Amount.

TERMS AND CONDITIONS:-

- For participating in e-auction, intending bidders required to register their details with the Service Provider <https://www.iflhome.com> well in advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.
- The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.
- The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.
- The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.
- The purchaser has to pay TDS application to the transaction payment of sale amount and submit the TDS certificate with IFL HFL.
- Bidders are advised to go through the website <https://www.iflhome.com> and <https://www.ifl.com/home-loans/properties-for-auction> for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.
- For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID:-care@iflhome.com. Support Helpline Numbers @1800 2872 499.
- For any query related to Property details, Inspection of Property and Online bid etc. call IFL HFL toll free no. 1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email:- care@iflhome.com
- Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IFL-HFL shall not be responsible for any loss of property under the circumstances.
- Further the notice is hereby given to the Borrowers, that in case they fail to collect the above said articles same shall be sold in accordance with Law.
- In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale.
- AO reserves the rights to postpone/accelerate or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/auction, the decision of AO of IFL-HFL will be final.

STATUTORY 30 DAYS SALE NOTICE UNDER Rule 8 (6) OF THE SARFAESI ACT, 2002

The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost:

Place:- Navi Mumbai Date: 19/05/2026 Sd/- Authorised Officer, IFL Home Finance Limited



CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED
Corporate Office: "CHOLA CREST", C54 & 55, Super B-4, Thiru V Ka Industrial Estate, Guindy, Chennai - 600 032.

POSSESSION NOTICE (Rule 8 (1) (For Immovable Property)

WHEREAS the undersigned being the Authorised Officer of M/s. CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 hereinafter called the Act and in exercise of powers conferred under Section 13 [2] read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notices calling upon the borrowers, whose names have been indicated in Column [B] below on dates specified in Column [C] to repay the outstanding amount indicated in Column [D] below with interest thereon within 60 days from the date of receipt of the said notice.

The borrower / Co Borrowers having failed to repay the amount, notice is hereby given to the borrower / Co Borrowers and the Public in general that the undersigned has taken **Physical possession** of the property described herein below in exercise of the 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 this **15th Day of May 2026** as per order passed by the Chief Judicial Magistrate, Thane in Cri.M.A No.1795/2025 Dated 08.04.2026

The borrower's / Co Borrowers' 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 borrowers in particular and the Public in general are hereby cautioned not to deal with the properties mentioned in Column [E] below and any such dealings will be subject to the charge of M/s. Cholamandalam Investment And Finance Company Limited for an amount mentioned in Column [D] and interest thereon.

Sl No.	Name and Address of Borrower & Loan Account Number	Date of Demand Notice	Out Standing Amount	Description of the Immovable Property	Date of Possession
(a)	(b)	(c)	(d)	(e)	(f)
1.	Loan Account No. TL01BDT00000050343 1. M/s. RPNM Industries Pvt. Ltd. 2. Mr. Nitesh D More & 3. Mrs. Priya Nitesh More	07.11.2024	Rs.58,87,553/- as on 07.11.2024 with interest thereon.	All the piece and parcel of office premises bearing No. 5, on the 1st Floor, B-Wing, admeasuring to an extent of 23.23 Sq. Mtrs. (RERA Carpet) and 6.23 Sq. Mtrs., of RERA Carpet Area on Mezzanine the Building known as "Versatile Valley", constructed on land bearing S. No. 11 (Old), 12 (New), Hissa No.9, S. No. 13 (Old), 14 (New), S. No.14 (Old), 15 (New), S. No.15 (Old), 16 (New), S. No.16 (Old), 17 (New), Hissa No.1A, S. No.16 (Old), 17 (New), Hissa No. 1 B, situated at Dombivali (East), of Village: Nilje, Taluk: Kalyan and Dist: Thane- 421204.	15.05.2026

Date : 15.05.2026
Place: Thane

M/s. Cholamandalam Investment and Finance Company Limited

Authorised Officer



Bldg No. 2, Unit No. 201-202 & 200A-200B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai-400 093.

APPENDIX-IV-A
PUBLIC NOTICE FOR AUCTION – SALE OF IMMOVABLE PROPERTY
(Under Rule 8 (6) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002

SALE notice for Sale of Immovable Properties under Rule 8(6) of Security Interest (Enforcement) Rule, 2002 will also serve as 15 days' notice to secured creditors. By virtue of Assignment dated 25.03.2021 executed with original lender Bharat Co-operative Bank Ltd. Acting in its capacity as Trustee of ASREC-PS 12/2020-21 Trust and has acquired the secured debts with underlying securities from the original lender, for sale of secured properties under SARFAESI Act and Security Interest (Enforcement) Rules. Notice is hereby given to the public in general and Borrower(s) and guarantor(s) in particular that the Authorized Officer hereby intends to sell the below mentioned secured property for recovery of dues, as per aforesaid demand notice issued u/s 13 (2) after giving due credit to the payment received subsequent to the said notice if any, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and hence the tenders/bids are invited through offline auction for the purchase of the secured property. The property shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "NO RECOURSE" basis under 8 & 9 of security interest (enforcement) Rules for recovery of dues.

Sr No	Name of Mortgagor/ Borrower/ & Account Name	Property Description	Date and Amount of Demand Notice	Reserve Price (Rs in Lakhs)	Earnest Money Deposit (EMD) (Rs in Lakhs)	Date & Time of Auction and Place of sale
1	M/s. Bangalore International Placement Services Prop. of Mr. Raju Sohanlal Monga Joint/Co/Borrowers Mrs. Bhavana Raju Monga Surety : Mr. Deepak Sohanlal Monga Surety : Mrs. Nancy Richard Almeida	Shop No. 4 and 5, admeasuring carpet area of 50.65 Sq. Meters 818 Sq. Ft. of super built up area) on the ground floor of the Building known as "Simran Plaza", Simran Plaza Premises Co-operative Society Ltd., constructed on piece and parcel of land bearing Plot No. 16, C.T.S No. E/289 in Suburban Scheme No. VII at Village Bandra, Taluka Andheri Mumbai, Suburban District, Junction of 3rd and 4th Road, Khar (West), Mumbai – 400052, owned by Mr. Raju Sohanlal Monga and Mrs. Bhavana Raju Monga	24.09.2029 Rs. 5,58,54,029.75	Rs. 295.00	Rs.29.50	11.06.2026 12:00 PM at ASREC (India) Ltd
2	M/s. H K Enterprises (Prop.) Mr. Madhushree Chaitanya Kalbag , Joint/Co-Borrower/Surety Mr. Chaitanya Rajaram Kalbag	Office No. 1, 2 and 3 on the Ground Floor, totally admeasuring carpet area of 451.50 sq. mtrs (4860 sq. ft.) and Basement, admeasuring carpet area of 204.67 sq. mtrs. (2203 sq. ft.) aggregating to carpet area of 656.17 sq mtr (7063 sq. ft.) in the building type "C" Known as "Shreeji Dham" along along with 10 parking spaces (Parking Allotment letter dated 11.01.2005) constructed on piece and parcel of land bearing CTS No. 253 Plot No. 3 of Suburban Scheme No. 10, situate at Village Andheri, Taluka Salsette, Glibert Hill Road, Near Bhavan's College, Andheri (West), Mumbai – 400 058. Owned by Mrs. Madhushree Chaitanya Kalbag.	04.02.2021 Rs. 7,64,75,204.00	Rs.1538.00	Rs.153.80	11.06.2026 12:00 PM at ASREC (India) Ltd
3	M/s. Shree Mahamaya Verticals, Partners/Borrowers/Guarantors Mrs. Vasudha Vasudev Kamat, Mr. Shrinidhi Vasudev Kamat & Mr. Vasudev Mundkur Kamath	Industrial Gala No. 1,2,3, 4 & 5 admeasuring 13405 sq. ft built up area on the Second Floor in the Building No. Y-2 of Shree Ahrant Godown Complex, Constructed on land bearing Survey No.226, Hissa No.1,2 & 4 to 8 situated at village Kallher, Taluka Bhiwandi, District Thane 421302, owned by M/s Shree Mahamay Verticals.	16.11.2019 Rs. 4,75,43,881.00	Rs.147.46	Rs.14.74	11.06.2026 12:00 PM at ASREC (India) Ltd
4	M/s. Safe Life Pharmachem Pvt. Ltd., Mr. Shailesh Chimanlal Parekh (Director & Joint Borrowers), Mr. Pritesh Shailesh Parekh (Director & Joint Borrowers)	Commercial Premises admeasuring 2435 Sq ft (carpet area) with Mezzanine floor admeasuring 594.17 sq ft and open car space No B/4 & amp, P/28 and still car parking Space No B/4 & amp, B/5 on the first floor in "C" Wing of the building known as Sayaram CHS Ltd, Plot No 1017, C.T.S No.895, Off Dr.Rajendra Prasad Road, Near Agarwal Municipal Hospital, Mulund (West, Mumbai 400080 (Owned by M/s SafeLife Pharmachem Pvt.Ltd)	08.09.2021 Rs. 11,04,61,936.94	Rs. 699.00	Rs.69.90	11.06.2026 12:00 PM at ASREC (India) Ltd
5	M/s Sai Sales Mr. Balu Pandurang Phagare (Proprietor) Mrs. Swagata Balu Phagare (Joint/Co-Borrower/Guarantor) Manikchand Harichandra Kirtikar (Joint/Co-Borrower/Guarantor)	Basement Shop No. 8 admeasuring 90.68 sq.ft. carpet area equivalent to 109.68 sq.ft. built up area in "F" Wing of Jay Ganesh F Wing Co-operative Housing Society Ltd., constructed on piece and parcel of land bearing C.S. No. 85 (part), 90 (part), 91(part), 92 (part), 93 (part), 97 (part) and 98 (part) of Dharavi Division situate lying and being at Dharavi in the Registration Sub District of Mumbai City and Mumbai Suburban situated at Rajendra Prasad Nagar, Matunga Labour Camp, Mahim (East), Mumbai – 400 019 owned by Mrs. Swagata Balu Phagare & Mr. Balu Pandurang Phagare.	18.11.2019 Rs. 2,84,48,228.00	Rs. 15.55	Rs.1.55	11.06.2026 12:00 PM at ASREC (India) Ltd
6	M/s Sai Sales Mr. Balu Pandurang Phagare (Proprietor) Mrs. Swagata Balu Phagare (Joint/Co-Borrower/Guarantor) Manikchand Harichandra Kirtikar (Joint/Co-Borrower/Guarantor)	Basement Shop No. 4 admeasuring 790.79 sq.ft. carpet area equivalent to 946 sq.ft. built up area in "F" Wing of Jay Ganesh F Wing Co-operative Housing Society Ltd., constructed on piece and parcel of land bearing C.S. No. 85 (part), 90 (part), 91(part), 92 (part), 93 (part), 97 (part) and 98 (part) of Dharavi Division situate lying and being at Dharavi in the Registration Sub District of Mumbai City and Mumbai Suburban situated at Rajendra Prasad Nagar, Matunga Labour Camp, Mahim (East), Mumbai – 400 019 owned by Mr. Balu Pandurang Phagare & Mr. Swagata Balu Phagare.	18.11.2019 Rs. 2,84,48,228.00	Rs.112.75	Rs.11.27	11.06.2026 12:00 PM at ASREC (India) Ltd
7	M/s Sai Sales Mr. Balu Pandurang Phagare (Proprietor) Mrs. Swagata Balu Phagare (Joint/Co-Borrower/Guarantor) Manikchand Harichandra Kirtikar (Joint/Co-Borrower/Guarantor)	Basement Shop No. 7 admeasuring 405 sq.ft. carpet area equivalent to 486 sq.ft. built up area in "F" Wing of Jay Ganesh F Wing Co-operative Housing Society Ltd., constructed on piece and parcel of land bearing C.S. No. 85 (part), 90 (part), 91(part), 92 (part), 93 (part), 97 (part) and 98 (part) of Dharavi Division situate lying and being at Dharavi in the Registration Sub District of Mumbai City and Mumbai Suburban situated at Rajendra Prasad Nagar, Matunga Labour Camp, Mahim (East), Mumbai – 400 019 owned by Mrs. Swagata Balu Phagare & Mr. Balu Pandurang Phagare.	18.11.2019 Rs. 2,84,48,228.00	Rs.69.33	Rs.6.93	11.06.2026 12:00 PM at ASREC (India) Ltd
8	M/s. K.K.Soni & Associates, Proprietor Mr. Kamlesh Kumar Soni	Shop No. 39 on the Basement Floor, admeasuring 127 Sq. Ft. Carpet Area situated at Shunshine Commercial Complex, Near Railway Station, Village Achole, Nallasopara (East), Taluka Vasai, District Palghar and bearing Survey No. 362(10d), 140(new), Hissa No. 2. Owner : Mr.Kamlesh K. Soni	04.05.2017 Rs. 16,67,449.00	Rs.9.80	Rs.0.90	11.06.2026 12:00 PM at ASREC (India) Ltd
9	M/s Shree Balaji Textiles Proprietor/Borrower Mr. Narayan Narasayya Taduka	Plot No. 10, admeasuring 165 sq.mtrs i.e. 1776 sq.ft. along with building namely House no. 578/A consisting of ground floor constructed thereon Survey no.167(P) at Mauje Karivali, Karivali Naka, Tal. Bhiwandi, Dist. Thane Property owned by: Shri Narayan N. Tadka	19.09.2018 Rs. 1,20,10,387.00	Rs. 37.57	Rs.3.75	11.06.2026 12:00 PM at ASREC (India) Ltd
10	M/s Shree Balaji Textiles Proprietor/Borrower Mr. Narayan Narasayya Taduka	Part of Plot No. 27, admeasuring 150.55 sq.mtrs i.e. 1620 sq.ft. along with building namely House no. 451 consisting of ground plus two upper Floors constructed thereon Survey no.167(P) at Mauje Karivali, Karivali Naka, Tal. Bhiwandi, Dist. Thane. Property owned by: Smt. Laxmi N. Tadka	19.09.2018 Rs. 1,20,10,387.00	Rs. 38.07	Rs.3.80	11.06.2026 12:00 PM at ASREC (India) Ltd
11	M/s. Ganraj Kala Dalan Proprietress/Borrower Mrs. Seema Sanjay Phadtare	Unit no. 1 ad, msg. 222 sq. ft. Carpet on ground floor & 1389 sq. ft. Carpet area on first floor, Samadhan Building, opposite Tirwala Ganpati mandir, Tirwala, Tal. Kalyan, Thane Property owned by: Mrs. Seema Phadtare and Mr. Sanjay Phadtare	05.02.2020 Rs. 2,09,26,743.00	Rs.153.04	Rs.15.30	11.06.2026 12:00 PM at ASREC (India) Ltd
		Movable items in form of decorative/gift items, statues, paintings, photographs, AC's, Frame Cutting Machine, Lamination Machine, CCTV, Inverters/UPS, Batteries etc.		Rs. 2.41	Rs.0.24	
12	M/s Shree Swami Samarth Proprietor of Mrs. Kavita Avinash Gaikwad, Joint/Co-Borrower/Guarantor/Mortgagor of Mr. Avinash Dagdu Gaikwad, Mr. Akshay Dhruvumar Shine and Mr. Dnyaneshwar Chaturman Jadhav	All the piece and parcel of Non Agricultural land bearing i) Plot No 05, admeasuring about 421 Sq. Meters, ii) Plot No 07, admeasuring about 421 Sq. Meters, iii) Plot No. 09, admeasuring about 370 Sq. Meters, iv) Plot No. 12, admeasuring about 540 Sq. Meters, v) Plot No. 24, admeasuring about 675 Sq. Meters, vi) Plot No. 25, admeasuring about 715 Sq. Meters, vii) Plot No. 30, admeasuring about 630 Sq. Meters, viii) Plot No 33, admeasuring about 565 Sq. Meters, having Survey No. / Gat No.392/5, 392/7, 392/9, 392/12, 392/24, 392/25, 392/30, 392/33, totally admeasuring 4841 sq. mts., in the proposed known as "Datt Raj Farms" situate, lying and being at Village Kharivali within the limits of Kharivali Grampanchayat, Shahapur Taluka within the jurisdiction of sub registrar of Assurance, Shahapur, Thane District	19.09.2018 Rs. 1,20,10,387.00	Rs. 38.07	Rs.3.80	11.06.2026 12:00 PM at ASREC (India) Ltd

Last date for Submission of Bid Form is 10.06.2026 upto 4.00 PM. The bid form or EMD received later for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily. The date of inspection of properties will be done only with prior appointment. For detailed terms and conditions of the sale, please refer to our website: <https://asrecindia.co.in> or may Contact: Mr. N. Manjunath Email id: manjunath@asrec.co.in, contact no. 022-61387025 Mob No. 98459 48122, may be contacted for any query.

Date: 19.05.2026
Place: Mumbai

Sd/-
Authorised Officer
ASREC (India) Ltd.



SARVAGRAM FINCARE PRIVATE LIMITED
Regd. Office:- Office No.22, 4th Floor, Primrose Mall, Baner Road, Baner Gaon, Haveli, Pune-411045.

DEMAND NOTICE

Under Section 13[2] of the Securitisation & Reconstruction of Financial Assets And Enforcement of Security Interest Act 2002 read with Rule 3(1) of the Security Interest (Enforcement) Rules, 2002. The undersigned is the Authorised Officer of Sarvagram Fincare Private Limited Under Section 13[2] of the Securitisation & Reconstruction of Financial Assets And Enforcement of Security Interest Act 2002 (the said Act). In exercise of powers conferred under Section 13(2) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules 2002, the Authorised Officer has issued Demand Notice under Section 13(2) of the said Act, calling upon the following Borrower(s) (the "said Borrower"), to repay the amounts mentioned in the respective Demand Notice/s issued to them that are also given below. Inconnection with above, Notice is hereby given, once again, to the said borrower to pay to Sarvagram Fincare Private Limited, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice, from the date mentioned below till the date of payment and/ or realization, payable under the loan agreement read with other documents/ writings, if any, executed by the said Borrower. As security for due repayment of the loan, the following assets have been mortgaged to Sarvagram Fincare Private Limited by the said Borrower respectively.

Sr. No.	Name of the Borrower(s)/ Co-Borrower(s)/Guarantor/ Loan Account No./Branch	Total Outstanding Dues (Rs.)	NPA Date	Date of Demand Notice	Description of Secured Asset (Immovable Property)
1.	1. Dhananjay Tukaram Gawade (Borrower) 2. Tukaram Shankar Gawade, (Co-Borrower) 3. Prashant Tukaram Gawade, (Co-Borrower) 4. Kamal Tukaram Gawade (Co-Borrower) FLSEC00003690 / Phaltan	Rs.21,48,877.11/- as on 14-May-2026 and future contractual interest till actual realization together with incidental expenses, cost and charges etc.	05-05-2026	14-May-2026	Property No. 1: All that the piece or parcel of Agricultural land property situated at gaon mouje Gokhali Tal-Phaltan, Dist- Satara, lying in gat no. 492, having total area 0H 11 Aar 00 Sq. Mtr. out of which 0H 01 Aar 38 Sq. Mtr. Share and which is bounded as under: East: Road, South: Land Property of Tukaram Gawade, West: Land Property of Kalyan Gawade, North: Land Property of Tanubai Gawade. Property No. 2: All that the piece or parcel of Agricultural land property situated at gaon mouje Gokhali Tal-Phaltan, Dist- Satara, lying in gat no. 494, having total area 0H 41 Aar 00 Sq. Mtr. entire Share and which is bounded as under: East: Land Property of Kalyan Gawade, South: Land Property of Sopan Gawade, West: Land Property of Nitin Gawade, North: Land Property of Tanubai Gawade. Property No. 3: All that the piece or parcel of Agricultural land property situated at gaon mouje Gokhali Tal-Phaltan, Dist- Satara, lying in gat no. 497, having total area 0H 79 Aar 00 Sq. Mtr. Out of which 0 H Aar 40 Sq. Mtr. share and which is bounded as under: East: Land Property of Bhimrao Gawade, South: Land Property of Sopan Gawade, West: Road, North: Land Property of Tanubai Gawade. Property No.4: RCC residential house having area 600 Sq. Ft. & having non RCC are 480 Sq. Ft. situated in gat no. 492 in gaon mauje Gokhali Tal- Phaltan, Dist- Satara, having grampanchayat property no. 435. and which is bounded as under: East: Road, South: Gotha, West: Vetalbaba Mandir, North: Road
2.	1. Ramdas Shivaji Jundre, (Borrower) 2. Yogesh Shivaji Jundre, (Co-Borrower) 3. Lata Shivaji Jundre, (Co-Borrower) 4. Shivaji Sadashiv Jundre, (Co-Borrower) FLSEC00007241 / Sinnar	Rs.23,58,013.82/- as on 14-05-2026 and future contractual interest till actual realization together with incidental expenses, cost and charges etc.	05-05-2026	14-May-2026	Property No. 1: All that the piece or parcel of Agricultural property situated at Lohashingave Tal. and Dist- Nashik, out of Gat No. 98/1 area 0 H, 07 R + P.K. 0 H 00 50 R assessed Rs.0-24 Ps owned by Shivaji Sadashiv Jundre and which is bounded as under: East: Nalka, South: Railway Track, West: Railway Track, North: Dist- Nashik, out of Gat No. 98/6 area 0 H. 39 R assessed Rs.1-94 Ps owned by Shivaji Sadashiv Jundre and which is bounded as under: East: Shantaram Shivram Jundre, South: Shivaji Sadashiv Jundre, West: Nalka, North: Road. Property No.3: All that the piece or parcel of Agricultural property situated at Lohashingave Tal. and Dist- Nashik, out of Gat No. 154/3 area 0 H. 65 R + P. 0 H 03 R assessed Rs.1-41 Ps owned by Shivaji Sadashiv Jundre and which is bounded as under: East: Shantaram Shivram Jundre, South: Ratan Kashinath Jundre, West: Nalka, North: Road. Property No.4: House Property situated at Village Lohashingave Tal. and Dist. Nashik its Grampanchayat Milkat No.401 its House Constructed under 15 x 18 Ft. i.e. 270.00 Sq. Ft. 25.09 Sq. Mtr. owned by Ramdas Shivaji Jundre and which is bounded as under: East: Shantaram Shivram Jundre, South: Ratan Kashinath Jundre, West: Nalka, North: Road.

If the said Borrower shall fail to make payment to Sarvagram Fincare Private Limited as aforesaid, Sarvagram Fincare Private Limited shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely the risks of the said Borrower as to the costs and consequences. The said Borrower are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of Sarvagram Fincare Private Limited. Any person who contravenes or abets contravention of the provisions of the said Act or Rules made thereunder, shall be liable for imprisonment and /or penalty as provided under the Act.

Place: Maharashtra, Date: 19-05-2026 Sd/- Authorised Officer, Sarvagram Fincare Private Limited



Together for the better

ARMB Mumbai City
U.B.I Tower, 6th Floor, 25, Sir P.M Road, Fort, Mumbai- 400 001
Email: cs6041@pnb.bank.in

SALE NOTICE FOR SALE OF SECURED ASSETS UNDER SARFAESI ACT

E-Auction Sale Notice for Sale of Secured Assets under the Securitisation & 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 Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

Sr. No.	Name of Borrower, (Firm / Co.) Co- borrower / Proprietor / Partners / Directors / Guarantor(s) / Mortgagor(s)	Details of Immovable Properties Mortgaged / Owner's Name (Mortgagors of properties)	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Balance Outstanding Amount as per 13(2)+Intt. & Charges C) Possession Date u/s 13(4) of SARFAESI ACT 2002 D) Nature of Possession Symbolic/Physical/ Constructive	A) Reserve Price B) EMD (last date of EMD Deposit) C) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
1	The Legal heirs/Successors/ Representatives of Late Mrs Subha G Pimpulkar Mrs. Pallavi Pimpulkar Mr. Kiran Pimpulkar Mr. Prakash Pimpulkar Mrs Sangeeta Pimpulkar	Flat No. 713, 7th Floor, Devershi Apartment, Plot No 10, The Advait CHSL, M D Keni Marg, Bhandup (E), 400042 Built Up Area Flat 635 Sq. ft. (Carpet Area 529 Sq. ft.) Plus util Up Area Terrace 996 Sq. ft. OWNER – The Legal heirs/Successors of Late Mrs Subha G Pimpulkar	A) 03/11/2017 B) Rs.90,09,761.37 as on 29/09/2017 + further interest & other Charges C) 03/03/2018 D) Symbolic	A) Rs.1,22,43,000.00 B) Rs.12,24,300.00 (08.06.2026) C) Rs. 25,000.00	08.06.2026 From 11.00 AM to 04.00 PM	Not Known
2	ARMB Mumbai City M/s Prince Pipe Industries	Flat No 304, 3rd Floor, AL-Amin Apartment, Situated at Land bearing Survey No 43K, Near Roshan Hospital, Narpoli Road, Taluka Bhiwandi, Dist Thane, Maharashtra - 421302	A) 24/01/2014 B) Rs. 2,40,61,771.07 as on 01/01/2014 + further intt & other charges C) 01/08/2014 D) Symbolic	A) Rs.16,72,000.00 B) Rs.1,67,200.00 (Upto 4.00 PM) C) Rs. 25,000.00	08/06/2026 11.00 AM to 4.00 PM	Not Known

TERMS AND CONDITIONS

- The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:
- The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"
- The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanetnet.com> and www.pnbindia.in as per above.
- For detailed term and conditions of the sale, please refer to baanetnet.com and www.pnbindia.in
- Contact Person Mr. Sushil Kumar -