



KOTAK MAHINDRA BANK LIMITED
 Branch office : 2nd Floor, Admas Plaza, 166/16, CST Road, Koliverry Village, Kunchi Kurve Nagar, Kalina, Santacruz (E), Mumbai - 400098

DEMAND NOTICE

Under Section 13(2) of the Securitization And 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 Authorized Officer of Kotak Mahindra Bank Ltd. (KMBL) under Securitization And Reconstruction Of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorized Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower(s) (the "said Borrower(s)"), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, once again, to the said Borrower(s) to pay to KMBL, 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(s), from the date(s) 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(s). As security for due repayment of the loan, the following assets have been mortgaged to KMBL by the said Borrower(s) respectively.

Sr. No.	Loan Account No./ Name and Address of the Borrower(s)/ Co-borrower(s)/ Guarantor(s)	Demand Notice Date/Amount and NPA Date	Description of Secured Asset
1.	Loan Account No. HF38378374, 9311809562, 0725T0100000285, 1. M/s/ Ceto Water Through its Sole Proprietor (Mrs. Priyanka Keshavrao Patil (Borrower) Having address at: Near Diagonal Mali 3-139 Ceto Water Surya Park Spine Road Op Tata Motors Jaguar Plant Pune - 411019 2. Mrs. Priyanka Keshavrao Patil (Borrower/ Mortgageor) Having address at: 101, Near State Bank of India, Mu. Po. Chas, Chas, Ahiyanagar, Maharashtra-411021 3. Mr. Ravindra Sopan Bhujbal (Co-Borrower) Ali At : 3 / 139 Surya Park Sector 16 Rajeshwari Nagar Spine Road, PCNTDA Chinchwad Pune, Maharashtra - 411019 Also At : Flat No. 602, 6th floor, Neelayam, S. No. 5/84(Part), CTS No. 534 (Part) , Pashan, Taluka Haveli, District Pune - 411021	Demand Notice Dated : 07/05/2026 loan Amount : Rs. 52,57,382.05 (Rupees Fifty Two Lakh Fifty Seven Thousand Three Hundred Eighty Two and Paise Five Only) as on 04-05-2026 NPA Date : 3rd-Feb-26	Mortgage over following properties: All that piece and parcel of property being Flat No. 602 on the Sixth floor of building named as Neelayam, with total adm. carpet area of 66.85 Sq. Mtrs & adjoining terrace admeasuring 5.80 Sq. mtrs with a covered car parking No. 06 admeasuring area 9.29 Sq. Mtrs constructed on S. No. 5/84 (Part), CTS No. 534 (Part) , Mouje Pashan, Pune within the Registration, Sub-District, Taluka Haveli , District Pune - 411021, and within the limits of Pune Municipal Corporation and bounded as follows : On or towards East : By Lobby & Staircase and then Flat No. 603 and 604 On or towards South : By Flat No. 601 On or towards West : By part of project land & then part of Land under the Nala and then by remaining portion of Survey No. 5/84

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

Place: **Ahmadnagar**
Date : 30/05/2026

Sd/- (Authorized Officer),
For Kotak Mahindra Bank Limited



Muthoot Homefin (India) Ltd.
 Corporate Office : Unit No. 19-NE, 19th Floor, The Ruby, Senapati Bapat Marg, Near Ruparel College, Dadar (West), Mumbai, Maharashtra- 400 028

POSSESSION NOTICE

(As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of Muthoot Homefin (India) Ltd. (MHIL) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 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)/ Co-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 Section 13(4) of the said Act read with Rule 8 of the said of the Security Interest (Enforcement) Rules, 2002. 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 Muthoot Homefin (India) Ltd. for an amount as mentioned herein under with interest thereon.

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

Sr. No.	Name of the Borrower(s)/ Co-Borrower(s)/ Loan Account No./Branch	Brief details of secured assets	Date of Demand Notice & Total Outstanding Dues (Rs.)	Possession Taken Date
1.	Pawan Lalchand Khitani/ Nishita Pawan Khitani/ AHM-HL-000381 & AHM-NHL-000376/ Ahmednagar	All Part And Parcel In Respect "Riddhi Siddi Apartment Phase-6" Apartment In Stilt Ground Floor Flat No. G-2 Having Built Up Area 49.5 Sq. Mtr., Balcony Area 6.00 Sq. Mtr. Its Total Area Is 55.5 Sq. Mtr. (Super Built Up Area 835.00 Sq.ft.) Duly Constructed on Plot No. A-25 Its Plot Area 204.00 Sq. Mtr. Out of Survey No. 99/1/90/1a1 Situated At Savedi Tal Nagar Dist- Ahmednagar And Within The Local Limits of Ahmednagar Municipal Corporation, Ahmednagar. Boundaries of The Property East Flat No. G-1, South- Markandey Society, West Road, North Apartment Side Margin.	28-Feb-2026/ Rs. 22,79,331.5/- & 9,84,368.5/- Rupees Twenty Two Lakh Seventy Nine Thousand Three Hundred Thirty One And Paise Fifty Only, & Rupees Nine Lakh Eighty Four Thousand Three Hundred Fifty Eight And Paise Fifty Only.	28 May 2026
2.	Arjun Vasant Gondhale/ Sangita Arjun Gondhale/ Rushikesh Arjun Gondhale/ AHM-HL-000388/ Ahmednagar	All Part And Parcel In Respect Admeasuring Area oh-03 R Out of Gat No. 52/3A Its Total Land Area oh-20 R Its Milkat No. 5812 Situated At Village Nargadeole Tal. Dist Ahmenagar Within The Limits of Ahmednagar Rural. Boundaries of The Property - East: Road And (Vijay Maruti Gondhale), South: Agricultural Land (Part of Gat No. 52/3A), West: Land of Rangnath Chhagan Gondhale, North: Road.	28-Feb-2026/ Rs. 31,21,097/- Rupees Thirty One Lakh Twenty One Thousand Ninety Seven Only.	28 May 2026

Date: May 30, 2026,
Place: Ahmednagar

Sd/- Authorized Officer,
Muthoot Homefin (India) Limited



Tyger Home Finance Private Limited
 Registered Office : Unit No. 609 & 610, 6th Floor, Majestic, Near Law Garden, Panchvati Road, Ellisbridge, Ahmedabad, Gujarat – 380 006. Corporate Office : One BKC, C-Wing, 1004/5, 10th Floor, Bandra Kurla Complex, Bandra (East), Mumbai 400 051. Maharashtra, India.
 CIN: U65999GJ2017PTC098960, Website : www.tygerhomefinance.in

DEMAND NOTICE UNDER SECTION 13(2) OF THE SARFAESI ACT, 2002

You the below mentioned Borrowers, Co-borrower(s) / Guarantor have availed loan/s facility(ies) have availed loan/s facility(ies) from **Tyger Home Finance Private Limited** (formerly Known as M/s. Adani Housing Finance Pvt Ltd vide Certificate of Incorporation dated 6th June 2024, issued by the Office of the Registrar of Companies, Ministry of Corporate Affairs, herein after refer to "THFPL") by mortgaging your immovable properties (Securities). Consequent to your defaults your loans were classified as non-performing assets. **Tyger Home Finance Private Limited** for the recovery of the outstanding dues, issued demand notice under Section 13(2) of The Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 (the Act), the contents of which are being published herewith as per Section 13(2) of the Act read with rule 3(1) of the Security Interest (Enforcement) Rules, 2002.

Sr. No.	Loan Account No./ Name of the Borrower / Co-Borrower/ Guarantor/	Mortgage Property Address	Demand Notice Date / O/s Amount / O/s Date
1	805HLL001199356 / Jagdish Nana Patil / Pratibha Jagdish Patil	All that piece and parcel of the property bearing - GPH No. 99 adm. 1374 sqr. feet. situated at Kanhere, Tal. Parola & Dist. Jalgaon Maharashtra (Which is Bound as Under - East: Road West- Road North- Property of Dagadu Popat Patil South- Property of Mangabai Bhika Patil	16-May-26/ Rs.784269/- As on Date 16-May-26
2	8050HLL001175198 / Jayesh Motilal Sapakale / Puja Jayesh Sapakale	All that piece and parcel of the property bearing – Flat No. 102 having built up area adm. 41.795 sqsr. mtr. situated on Stilt Ground Floor of Building named as "Shivprasad Apartment" constructed on Survey No. 156/2/156/1/3/A/1 adm. 500 sqr. mtr. situated at Jalgaon, Tal. & Dist. Jalgaon. (Which is Bound as Under - East- common Passage West- Flat No. 103 North- Passage South- Open Area of Said Building	16-May-26/ Rs.2123542/- As on Date 16-May-26
3	8010HL001045658 / Hrushkesh Vijay Jejurkar / Kamal Vijay Jejurkar/Vijay Narayan Jejurkar	All that piece and parcel of the land admeasuring about 40x40 out of Gram Panchayat Milkat No.238,situated at Village Takalibhan, Tal. Shirampur,Dist.Ahmednagar. Which is Bound as Under - East: Ashok Dhotre West- Road North- Jagnnath Bankar South- Appasaheb Bankar	16-May-26/ Rs.602133/- As on Date 16-May-26
4	801LAP001051666/ 801HLL001144022 / Subhash Anna Jagatpat / Baby Subhash Jagtap	All that piece and parcel of the property bearing Tenement No. N-51/ S/E/-4/23/12 area adm. 13.70 Sq. Mtrs. built up and having plotted area adm. 25.97 Sq. Mtrs. in 5th Scheme, NH Shirawan, CIDCO Nashik, Taluka, & District: Nashik within the limits of Nashik Municipal Corporation, Nashik. Which is Bound as Under - East- Tenement No. N-51/S/E-4/23/11 West- Tenement No. N-51/S/E-4/23/13 North- Road South- Tenement No. N-51/S/E-4/23/5	22-May-26/ Rs.980940/- (612741 + 368199) As on Date 22-May-26

You the Borrower/s and Co-borrowers/Guarantor are therefore called upon to make payment of the above mentioned demanded amount with further interest as mentioned herein above in full within 60 days of this notice failing which the undersigned shall be constrained to take action under the act to enforce the above-mentioned securities. Your attention is invited to provisions of sub-section (8) of section 13 of the act by virtue of which you are at liberty to redeem the secured asset within period stipulated in the aforesaid provision. Please note that as per section 13(13) of the said act, you are restrained from transferring the above-referenced securities by way of sale, lease or otherwise without our consent.

For Tyger Home Finance Pvt. Ltd.
Sd/-
Authorised Officer

Place : Maharashtra
Date : 30.05.2026



IKF FINANCE LIMITED
 HEAD OFFICE : #40-1-144, Corporate Centre, M.G.Road, Vijayawada 520 010.
 Email ID of the Bank: auctions@ikffinapp.com, Phone No.: Ph.No.0866-2474644

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

APPENDIX-IV-A [See provision to rule 6(2) & 8(6)]

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 6(2) & 8(6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrowers and Guarantor/s that the below described immovable properties mortgaged/charged to The IKF Finance Ltd., The Physical possession of which have been taken by the Authorized Officer of IKF Finance Ltd. will be sold on "As is where is" and "Whatever there is" basis in e-auction for recovery of the balance due to The IKF Finance Ltd from the Borrowers And Guarantors, as mentioned in the table. Details of Borrowers and Guarantors, amount due, Short Description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit, Date and Time of Auction are also given as:

Name of Borrowers/Co-Borrowers/Guarantors/Mortgageors:	(1) M/s. HARI OM DRESSES Rep. by its Proprietor Mr. Somnath Digambar Bakare, R/o Ganesh Nagar, Near Kothurkar Hotel, Sinnar, Nashik - 422103, Maharashtra. (2) Mr. Somnath Digambar Bakare, S/o Digambar Pandurang Bakare, R/o 561, Khadadkupra, Gangaves, Sinnar, Nashik - 422103, Maharashtra. (3) Mrs. Yogitha Somnath Bakare W/o Somnath Digambar Bakare, R/o 561, Khadadkupra, Gangaves, Sinnar, Nashik - 422103, Maharashtra. (4) Mr. Machhindra Digambar Bakare S/o Digambar Pandurang Bakare, R/o Nashik Ves, Deshpande Galli, Gurukrupa Jotish Karyalay, Sinnar, Nashik - 422103, (5) Mr. Vilas Digambar Bakare S/o Digambar Pandurang Bakare, R/o Nashik Ves, Deshpande Galli, Gurukrupa Jotish Karyalay, Sinnar, Nashik - 422103
Total Due: Rs. 57,68,154/- (Rupees Fifty Seven Lakhs Sixty Eight Thousand One Hundred and Fifty Four Only) further Interest and other charges w.e.27.05.2026.	
Status of possession (Constructive/Physical): Physical possession	
DESCRIPTION OF PROPERTY ITEM Vide Doc. No. 1453/2023	
All that piece and parcel of property bearing CTS No. 119 (South side part) Area – 70.42 Sq. Mtr., Deshpande Lane, Gangaves, Sinnar, Taluka-Sinnar, Dist-Nashik-422103and bounded by: East: Prakash Gujarathi, West: Sadanand Deshpande, North: Rukhminibai Dhaple & Suman Sudhar Kar Thok (Same CTS), South: Road.	
Reserve Price: Rs.21,10,000/-, EMD: Rs. 2,10,000/-	
Bid Increment Amount: Rs.50,000/-; EMD deposit on or before: 20.06.2026 Date of E-Auction: 22.06.2026; Auction Time: 10.00 a.m to 12.00 p.m	
Earnest Money Deposit Details(EMD) Details: EMD amount to be deposited by way of RTGS/ NEFT to the account details mentioned herein below: A/c No.: 11520200015059, IFSC: FDRL0001152, Bank Name: The Federal Bank Limited, Branch: Governorpur Vijayawada -520 002, NO LIEN A/C (Office Account).	
Contact Person and Inspection date: Sri. Vaibhav Chandanshive, Mobile No. 8010687657, Any working day From 01.06.2026 to 15.06.2026 Between 11.00 A.M to 4.00 P.M.	
For detailed terms and conditions of the sale, please refer to the link http://auctions@ikffinapp.com provided in the IKF Finance Ltd website.	
Date: 30-05-2026, Place: Nashik	
Sd/- Authorised Officer, IKF Finance Limited	



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

SYMBOLIC POSSESSION NOTICE

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.	A K Steel/ Azeemullah Naeemullah Khan/ Shaheen Parveen Chaudhari- 738305000925	Flat No.101, First Floor, Building No. B/2, Andheri Green Field Co-Operative Housing Society Limited, Survey No.145, 146, 148, Hissa No.12, 24, 9 & 1, Marol Mopkhan Nagar, Village Marol, Taluka Andheri, Andheri (East), District Mumbai, Maharashtra-400059/ 25, May 2026	January 06,2026 Rs. 1,67,34,894.00/-	Mumbai

The above-mentioned borrower(s)/guarantor(s) is/are hereby issued a 30 day Notice to repay the amount. The also 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 30, 2026
Place: Mumbai & Pune

Sincerely Authorised Officer
For ICICI Bank Ltd.



Kotak Mahindra Bank Ltd.
 Corporate identity No. L65110MH1985PLC038137
 Registered office : 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051, MH.
 Regional Office :- Adamas Plaza 2nd Flr. 166/16, CST Road, Koliverry Vill. Kunchi Kurve Ngr., Nr. Hotel Hare Krishna Santacruz (E), Mumbai-400 098, MH..

DEMAND NOTICE

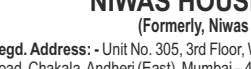
Under Section 13(2) of the Securitization And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 read with Rule 3 (1) of the Security Interest (Enforcement) Rules, 2002. The undersigned is the Authorized Officer of Kotak Mahindra Bank Ltd. (KMBL) under Securitization And Reconstruction Of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorized Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower(s) (the "said Borrower(s)"), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, once again, to the said Borrower(s) to pay to KMBL, 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(s), from the date(s) 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(s). As security for due repayment of the loan, the following assets have been mortgaged to KMBL by the said Borrower(s) respectively.

Sr. No.	Name of Borrower(s) / Co-Borrower(s) and Guarantor(s) along with Loan Account Numbers	Amount of Outstanding as per Demand Notice	Description of the Property Mortgage
1.	Loan A/c No. HF40053436 & HF40082764 1. Mr. Nilesh Ashok Khairnar (Borrower / Mortgageor) 2. Mr. Ashok Shivaji Khairnar (Co- Borrower) 3. Mrs. Savita Ashok Khairnar (Co- Borrower / Mortgageor) Having Address At: For Sr. No. 1, 3 : Flat No. 10, 'A' Wing, Shivjee Apartment, Ambad Link Road, Kamatwade, Khutwad Nagar, Nashik, Maharashtra - 422008 Also At: For Sr. No. 1, 2 & 3 Unit No. A- 20, Gulmohar Housing. Society, Dhruvran Gangapur Road, Near Ram Mandir , Nashik, Maharashtra - 422012 Also At: For Sr. No. 1 Khairnar Fabrication & Welding Works, Unit 61, Gulmohar Colony, Near Mauli Kirana Dhurv-Nagar, Nashik, Maharashtra - 422012. Also At: For Sr. No. 1, 2 & 3 Row House No. 03, "Rameshwar Row Houses", situated at Survey No. 185/1/A, Plot Nos. 142 and 151, Village Pimpalgaon Bahula, Taluka Nashik and District Nashik - 422013. Also at For Sr. No. 2: 260, Tiranga Nagar Chouk, Behind Devi Mandir, Kamgar Nagar Satpur, Nashik, Maharashtra - 422007.	Demand Notice Date : 12 th -May-2026 Rs. 26,18,116.51/- (Rupees Twenty-Six Lakh Eighteen Thousand One Hundred Sixteen and Paise Fifty-One Only) as on 22-Apr-2026 & NPA Date : 23 rd -Mar-2026	All that piece and parcel of property being Row House No. 03, having carpet area admeasuring 38.89 square metres and plotted area admeasuring 87.805 square metres, in the scheme known as "Rameshwar Row Houses", constructed on a plot admeasuring 525.00 square metres (out of total plot area admeasuring 570.00 square metres, wherein plot area admeasuring 45.00 square metres has been transferred to Nashik Municipal Corporation for road widening), situated at Survey No. 185/1/A, Plot Nos. 142 and 151, within the limits of Village Pimpalgaon Bahula, within the jurisdiction of Nashik Municipal Corporation, Taluka Nashik and District Nashik. Mortgaged property bounded as under: Towards or by East: Row House No. 04, Towards or by West: Row House No. 02, Towards or by North: Marginal Space, Towards or by South : 9.00 metre wide road.

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

Place: Nashik, Maharashtra
Date : 30.05.2026

Sd/-
For Kotak Mahindra Bank Ltd
Authorized Officer



NIWAS HOUSING FINANCE LIMITED
 (Formerly, Niwas Housing Finance Private Limited)
 Regd. Address: - Unit No. 305, 3rd Floor, Wing 2/E, Corporate Avenue, Andheri- Ghatkopar Link Road, Chakala, Andheri (East), Mumbai – 400093

Notice under Section 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

NHFL has sanctioned home loan/mortgage loan/construction loan to the following borrowers against mortgage of residential premises. The repayment of the said loans were irregular and the accounts are finally classified as Non-Performing Asset in accordance with directions and guidelines of National Housing Bank/RBI. NHFL has therefore invoked its rights and issued a notice under section 13(2) of the SARFAESI ACT, 2002 and called upon the below listed borrowers to repay the total outstanding mentioned below within 60 days from the date of the demand notice. The following borrowers are hereby called upon by this publication to pay the total dues mentioned against them plus further charges & interest accrued till payment within 60 days from the date of the said demand notice, failing which NHFL shall resort to all or any of the legal rights to take possession of the secured assets, dispose/sale it and adjust the proceeds against the outstanding amount.

The borrowers are also restrained from alienating or creating third party interest on the ownership of the properties.

Sr. No	Location/ Loan Account Number	Name of Borrower/ Co-Borrowers/ Guarantor	NPA Date	Date & Amount as per Demand Notice
1	JALGAON LNJAL0HL-05210017123	VIKAS SHARAD MISTARI (BORROWER), SAKUBAI SHARAD SUTAR (CO-BORROWER)	12-May-2026	18-May-2026 Rs359412/- As on 17-May-2026
Description of property : ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING DIVISION: DISTRICT JALGAON; SUB-DIVISION: TALUKA PACHORA; VILLAGE: BAMBARD KHAMRUD KHURD (P.P.). WITHIN THE JURISDICTION OF THE GRAM PANCHAYAT OF VILLAGE BAMBARD KHURD (P.P.)—UNDER THE AUTHORITY OF THE JALGAON ZILLA PARISHAD AND PACHORA PANCHAYAT SAMITI—NON-AGRICULTURAL PLOTS INTENDED FOR RESIDENTIAL PURPOSES HAVE BEEN LAID OUT WITHIN NON-AGRICULTURAL SURVEY No. 228. THIS LAYOUT WAS APPROVED VIDE NON-AGRICULTURAL ORDER No. BIN-SHETI/SR/38/2011, DATED 02/01/2015, ISSUED BY THE HON. SUB-DIVISIONAL OFFICER, PACHORA DIVISION, PACHORA OF THESE PLOTS, PLOT No. 25 HAS A TOTAL AREA OF 191.29 SQUARE METERS. FROM THIS TOTAL, THE NORTHERN PORTION—MEASURING 95.64 SQUARE METERS—HAS BEEN SOLD TO YOU BY PURCHASE. THIS PLOT CORRESPONDS EXACTLY TO THE DIMENSIONS (LENGTH AND WIDTH) SPECIFIED IN THE APPROVED LAYOUT MAP, + BOUNDARIES TO THE EAST: 9-METER ROAD AND USAGE AREA, TO THE WEST: PLOT NO. 24, TO THE SOUTH: [REMAINING PORTION] OF PLOT NO. 25 TO THE NORTH: 9-METER ROAD AND USAGE AREA				
2	NANDED LNNAN0HL-02730033870	SHANKAR ANANDA JADHAV (BORROWER), KASHIBAI ANANDA JADHAV (CO-BORROWER)	10-May-2026	18-May-2026 Rs.294185/- As on 17-May-2026
Description of property : ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING GPH No. 200 MAULUE NILEGAHVAN TQ. NAIGANON DIST. NANDED 431709 AREA 900 SQ.FT.THE FOLLOWING BOUNDARIES ARE EAST : HOUSE OF SANTUKA JADHAV, WEST: HOUSE OF SHIVAJI KERBA, SOUTH: GP ROAD, NORTH: GP ROAD				
3	BEED LNBEDLAP-02240040145	RUSHABH SHANTILAL CHORDIYA (BORROWER), ANAND SHANTILAL CHORDIYA (CO-BORROWER), SHANTILAL MANIKCHAND CHORDIYA (CO-BORROWER)	12-May-2026	18-May-2026 Rs.1045941/- As on 17-May-2026
Description of property : ALL PART, PIECE AND PARCEL OF BEED NAGAR PANCHAYAT HOUSE NO.223, SARAF LINE, AT SHIRUR KASAR, TQ. SHIRUR (K) DIST-BEED-413249 PLOT AREA 1216 SQ FT (113 SQ/ MTR).THE FOLLOWING BOUNDARIES ARE EAST:ROAD, WEST: LUNAWAT SUNITIAL,SOUTH: VIJAYKUMAR KULTHE, NORTH:ANAND BAPNATH				
4	NANDED LNNAN0HL-03230030163	MOHAMMAD YOUSUF MOHAMMAD AHMED SHAIKH (BORROWER), SHAIKH AHMED SHAIKH HABIB SHAIKH(CO-BORROWER), SHABANA BEGUM SHAIKH AHMED (CO-BORROWER)	09-Apr-2026	18-May-2026 Rs.646032/- As on 18-May-2026
Description of property : ALL PIECE & PARCE OF PLOT NO.01 BEARING NAGAR PANCHAYAT PROPERTY NO. 597/ 1, OUT OF GUT NO. 597, WARD NO.02 ADM. IN LENGTH SOUTH-NORTH FROM EASTERN SIDE 25.00 FT I.E. 7.62 MTR & FROM WESTERN SIDE 52.00 FT I.E. 15.85 MTR AND IN WIDTH EASTWEST FROM SOUTHERN SIDE 27.00 FT I.E. 8.23 MTR THUS TOTAL AREA IS 1400.00 SQ FT I.E. 130.11 SQ MTR SIAT. BADEMINYA COLONY, ARDHAPUR, TQ.ARDHAPUR DIST. NANDED WHICH IS BOUNDED AS UNDER EAST PLOT NO.20, WEST CANNOL. ROAD, SOUTH CANNOL. ROAD, NORTH PLOT NO.02				
Date: - 30.05.2026 Place:- Jalgaon, Nanded, Beed				
Sd/- Authorized Officer NIWAS HOUSING FINANCE LIMITED				



ARMB Mumbai City
 U.B.I Tower, 6th Floor, 25, Sir P.M Road, Fort, Mumbai- 400 001
 Email: cse6041@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.

SCHEDULE OF THE SECURED ASSETS						
Sr. No.	Name of Borrower, (Firm / Co.) Co-borrower / Proprietor / Partners / Directors / Guarantor(s) / Mortgageor(s)	Details of Immovable Properties Mortgaged / Owner's Name (Mortgagees of properties)	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Balance Outstanding Amount as per 13(2) + Int. & Charges C) Possession Date u/s 13(4) of SARFESI 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	"ARMB, Mumbai City" M/s Vipkar Facilities Pvt Ltd (Borrower) Mr. Vikram Madhav Telang Mrs. Pratibha ikram Telang	Basement Premises no 2, Canada Tower Apartment, Plot No 15, Below San Infotech & Near Saraswat bank, College Road, Sharapur Trimblak Link Road, Canada Corner, Sharapur Gaonhan, Nashik, Maharashtra-422005	A) 14/03/2023 B) Rs.1,39,13,245.94 as on 28/02/2023 + further intt & other charges C) 08/08/2023 D) Symbolic	A) Rs. 10,98,00,000.00 B) Rs. 10,98,00,000.00 23/06/2026 (Up to 04.00 PM)	23/06/2026 11.00 AM 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://baanknet.com> as per above.
- For detailed term and conditions of the sale, please refer to www.baanknet.com & www.pnbindia.in.
- Contact Person Mr. Sushil Kumar - 8420194674, Mr. Pavan Gudade- 9423743110
- The Bidder Bidding for any of the above IP has to bid adding minimum incremental amount as mentioned over & above the fixed Reserve Price.

Note : Further any statutory dues of Central Govt/ State Govt/ Any statutory body shall be paid by the Purchaser of IP. Bank will not bear any type of dues. Past/ present/ Future.

15 DAYS STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

Date: 29.05.2026
Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank



HINDUJA HOUSING FINANCE
 Head Office: 167-169, 2nd Floor, Anna Salai, Little Mount, Saidapet, Chennai - 600 015.
 E-mail ID: auction@hindujahousingfinance.com
 Branch Address : 1st Floor, Nirmal Heights, Nandru Stop, Ausa Road, Opp Viswa Super Market, Latour, 415312

DEMAND NOTICE U/s 13(2)

You the below mentioned borrower has availed loan by mortgaging the schedule mentioned property and you the below mention has stood as borrower/co-borrower guarantor for the loan agreement. Consequent to the defaulters