



INDIA SHELTER FINANCE CORPORATION LTD.

REGD: OFFICE:- PLOT-15,6TH FLOOR, SEC-44, INSTITUTIONAL AREA, GURUGRAM, HARYANA-122002

POSSESSION NOTICE FOR IMMOVABLE PROPERTY

Whereas, The Undersigned Being The Authorised Officer Of The India Shelter Finance And Corporation Ltd, Under The Securitisation And Reconstruction Of Financial Assets And Enforcement (security) Interest Act,2002 And In Exercise Of Power Conferred Under Section 13(12) Read With Rule 3 Of The Security Interest (enforcement) Rules,2002,issued A Demand Notice On The Date Noted Against The Account As Mentioned Hereinafter, Calling Upon The Borrower And Also The Owner Of The Property/surety To Repay The Amount Within 60 Days From The Date Of The Said Notice, Whereas The Owner Of The Property And The Other Having Failed To Repay The Amount, Notice Is Herby Given To The Under Noted Borrowers And The Public In General That The Undersigned Has Taken Possession Of The Property/ies Described Herein Below In Exercise Of The Powers Conferred On Him/her Under Section 13(4) Of The Said Act Read With Rules 8 & 9 Of The Said Rules In The Dates Mentioned Against Each Account. The Borrower 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. Now, The Borrower In Particular And The Public In General Is Herby Cautioned Not To Deal With The Property/ies And Any Dealing With The Property/ies Will Be Subject To The Charge Of India Shelter Finance Corporation Ltd For An Amount Mentioned As Below And Interest Thereon, Costs, Etc.

Sr. NO.	NAME OF THE BORROWER/ GUARANTOR (OWNER OF THE PROPERTY) & LOAN ACCOUNT No.	DESCRIPTION OF THE CHARGED /MORTGAGED PROPERTY(ALL THE PART & PARCEL OF THE PROPERTY CONSISTING OF)	DT. OF DEMAND NOTICE,AMOUNT DUE AS ON DATE OF DEMAND NOTICE
1.	MR. BALAJI KONDIBA KONDAMANGAL, MR. KISHAN KONDIBA KONDAMANGAL & MRS. VARSHA KISHAN KONDAMANGAL ALL RESIDE AT: Gram Panchayat House No. 163/2, at Chikhal, Taluka-Mudkhed, District-Nanded, Maharashtra - 431806. LOAN ACCOUNT NO.HLNARNLONS000005098858 DATE OF POSSESSION: 08/10/2026 Symbolic	All Piece And Parcel Of Land With Construction Thereon At Gram Panchayat House No. 163/2, Situated At Chikhal, Taluka-Mudkhed, District-Nanded, Maharashtra - 431806, Total Area Admeasuring 318 Sq Ft BOUNDARY: East: Land of Mr. Dattawest: Gram Panchayat Road (G P Road), North: Gram Panchayat Road (G P Road), South: Land of Marut	DEMAND NOTICE 12.07.2026 Rs. 507901/- (Rupees Five Lakh Seven Thousand Nine Hundred And One Only) due as on 10.07.2026 TOGETHER WITH INTEREST APPLICABLE FROM 11.07.2026 AND OTHER CHARGES AND COST TILL THE DATE OF THE PAYMENT.

PLACE : Nanded, DATE: 11.10.2026 **FOR INDIA SHELTER FINANCE CORPORATION LTD, (AUTHORIZED OFFICER)**

FOR ANY QUERY PLEASE CONTACT MR. TUSHAR HURDE (+91 7350002453)



Asset Recovery Branch:

21 Veena Chambers Mezzanine Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai-400023.

Email: ubin0553352@unionbankofindia.bank.in

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

15 DAYS 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 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 property mortgaged / charged to the Secured Creditor, the Symbolic/Physical Possession of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor) will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "WITHOUT RECOURSE BASIS" on **Dated 28.10.2026 in between 12.00 Pm to 5.00 Pm** for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below. For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. www.unionbankofindia.co.in. Bidder may also visit the website <https://baanknet.com>. The under mentioned properties will be sold by Online E- Auction through website : <https://baanknet.com> on **28.10.2026** for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

Online E- Auction through website :<https://baanknet.com>

Date & Time of Auction: 28.10.2026 at 12.00 PM to 05.00 P.M.

Lot No.	A) Name of the Borrower B) Name of the Branch C) Description of Property D) Name of the Owner/s	A) Reserve Price in Rupees B) Earnest Money Deposit (EMD) in Rupees C) Bid Increment in Rupees	Debt Due Contact Person and Mobile No. Inspection Date/Time	Encumbrance Possession: Symbolic/ Physical	Litigation
1	a) 1 Mahavir Cashew Industries,2)Sri Nilesh Niranjan Savla,3)Mrs Bharti Nilesh Savla , 4)Mr. Piyush Hemchandr Gogri 5)Mr. Niranjan Umarshi Savla 6)Mahavir Trading Co b) Asset Recovery Branch c) .Description of immovable secured assets to be Sold,,All that piece and parcel of N.A. land bearing survey No. 196, Hissa no.1, Admeasuring 45500 Sq Mtr, lying, being and situated at village: Madhkol, Taluka: Sawantwadi in the Registration District and sub registration District of Sindhurdurg and outside limits of Municipal corporation. d)Sri Nilesh Niranjan Savla,Mrs Bharti Nilesh Savla,Mr. Piyush Hemchandr Gogri	a)Rs. 5,40,00,000.00/- b) Rs. 54,00,000/- c) Rs. 100000/-	Rs.36,11,52,967.74 (Rupees Thirty Six Crores Eleven lakhs Fifty Two thousand Nine hundred Sixty Seven & paise Seventy Four only) due as on 31.03.2024 plus further interest thereon w.e.f. 01.04.2024 at applicable rate of interest, cost & charges till date Mr. Praveish Patel -8226077706	Not Known to Authorised Officer physical Possession	Not Known

Bidders are requested to visit the Bank's website www.unionbankofindia.co.in for detailed terms & conditions of E-Auction and other details before submitting their Bids for taking part in the E-Auction. Bidder may also visit the website <https://baanknet.com> of Service Provider Indian Banks Auction Properties Information baanknet Portal.

The intending bidders must have valid e-mail id to participate in on-line Auction. The terms and conditions of sale shall be strictly as per the provisions of The Security Interest (Enforcement) Rules, 2002.

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) / RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

This may also be treated as notice under Rule 8(6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the saidloan about the holding of E-Auction Sale on the above mentioned date.

For detailed terms and condition of the sale, please refer to the link provided i.e www.unionbankofindia.co.in or <https://baanknet.com>.

Sd/-
Authorized Officer,
Union Bank of India

Place : Mumbai
Date :11.10.2026



POSSESSION NOTICE

Whereas, The Authorized Officer of HDB Financial Services Limited, Under The Securitization And Reconstruction of Financial Assets And Enforcement Of Security Interest Act,2002 (54 of 2002) and In Exercise of Powers Conferred Under Section 13(2) Read With Rules 3 of the Security Interest (enforcement) Rules, 2002 Issued Demand Notice to the Borrower/s As Detailed Hereunder, Calling Upon The Respective Borrowers to Repay the Amount mentioned in the said notice with all costs, charges and expenses till actual date of payment within 60 days from the date of receipt of the same, the said Borrowers/ Co Borrowers Having Failed To Repay the Amount, Notice is hereby given to the Borrowers/ Co Borrowers and the Public in General that the Undersigned In Exercise of Powers Conferred on Him Under Section 13(4) of the said act R/w Rule 8 of the Said Rules has taken Symbolic Possession of the property Described Hereunder of The said act on the Date Mentioned Along-with. The Borrowers in particular and 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 HDB Financial Services Limited, For the amount specified therein with Future Interest, Costs and Charges from the Respective Date.

Details of the Borrower and Co-borrower under scheduled property, with Loan Account Numbers UIC No. Outstanding Dues, Date of Demand Notice and Possession Information are given herein below.

S. No.	1. NAME AND ADDRESS OF THE BORROWER, CO-BORROWER /S / GUARANTOR /S, 2. LOAN ACCOUNT No. 3. SANCTIONED LOAN AMOUNT 4. DETAILS OF THE SECURITIES 5. DATE OF DEMAND NOTICE 6. CLAIM AMOUNT IN INR. 7. DATE OF POSSESSION
1	1.Borrower and Co-Borrowers: 1) Shaikh Jafar Shaikh Babamiya And Company R/o. Shop No. 25, Bhaij Market, Shekari Market, New Agim Market, Ring Road, Jalna no-431203 and also Survey No. 349 and 350 Part, CTS No. 71347, Part 7 at Nariman Nagar, Jalna- 431203, 2) Nafisa Begum Yunus Tanboli, R/o. Sale Tax Office, Marge Nariman Nagar, Old Jalna-431203, 3)Yunus Jafar Shaikh R/o. P No 8 S N 349/350 Nariman Nagar behind Sale Tax, Jalna-431203 2) Loan Account Number: 17299379, 3) Loan Amount in Rs. 22,03,921/- (Rupees Twenty One Lakhs Thirty Six Thousand Nine Hundred Twenty One Only) 4) Detail description of the Security: Mortgage Property-I: All the piece and parcels of Survey No. 349 and 350 Part, CTS No. 71347, Part 7, Adm Area 94.84 Sq Mtr situated at Nariman Nagar, Jalna, Taluka and District Jalna. Mortgage Property-II: All that piece and parcel of Survey No. 349 and 350 Part, CTS No. 7135, Plot No. 8, Adm Area 66.00 Sq Mtr situated at Nariman Nagar, Jalna, Taluka and District Jalna. 5) Demand Notice Date: 20.07.2026 6) Total Amount due in Rs. 26,70,706.27/- (Rupees Twenty Six Lakhs Seventy Thousand Seven Hundred Six and Paise Twenty Seven Only) as of 20.07.2026 and future contractual interest till actual realization together with incidental expenses, cost and charges etc. 7. Possession date-07.10.2026
2	1. Borrower and Co-Borrowers: 1) Sourabh Engineering Works R/o. Sourabh Engineering Works, D5229, MIDC, Waluj, Aurangabad-431001, and Also Plot No.D52/30, Waluj Industrial Area, Waladgaon, Aurangabad-431001, 2) Rajendra Madhukar Supe R/o. RM 85/03 Bajaj Nagar, MIDC Waluj Beside Ganpati Mandir, Aurangabad-431001, 3) Seema Rajendra Supe R/o. RM 85/03, Bajaj Nagar MIDC Waluj Beside Ganpati Mandir, Aurangabad - 431001, 2) Loan Account Number: 35780776, 3) Loan Amount in Rs. 22,03,937/- (Rupees Twenty Two Lakhs Three Thousand Nine Hundred Thirty Seven Only) 4) Detail description of the Security: Mortgage Property-I: All that piece and parcels of property bearing Plot No. D-52/30 (Area admeasuring 130 Sq.Mtrs.) along with build up structure and premises, situated at Waluj Industrial Area, within the limits of waladgaon and outside the limits of Aurangabad Municipal Corporation, Tq. & Dist. Aurangabad - 431001. 5) Demand Notice Date: 20.07.2026. 6) Total Amount due in Rs. 20,14,667/- (Rs. Twenty Lakhs Twelve Thousand One Hundred Sixty Three and Paise Sixty Seven Only) as of 20.07.2026 and future contractual interest till actual